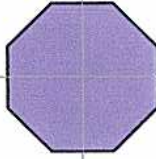
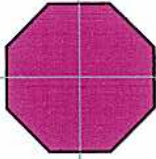
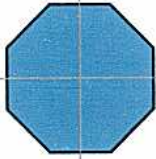
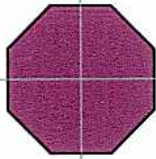
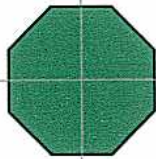
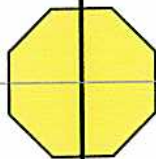
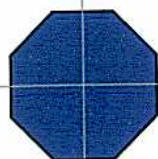




# Aberdeen Area Plan

## *Background Report*



April 2005

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commercial land uses to contribute to a node of community activity.

- The agricultural lands are a logical extension of the plan area and will be required to meet projected growth over the long term
- Industrial lands are substantially developed without an opportunity for expansion.
- Additional community facilities (e.g. schools and a fire hall) will be required with increased development in Aberdeen.

#### URBAN DESIGN

- The dominant housing form is a recently constructed, independent single family residential unit on a large urban lot.
- Urban design regulations have been put in place in the Pine View Valley area only.
- View corridors are highly valued and there may be opportunities within the neighbourhood to formalize public view corridors.

- The implementation of sustainable development practices may contribute to a more diverse neighbourhood design.

- A significant proportion of the future development areas are located on slopes in excess of 25 per cent. The application of hillside development policies may provide efficient development strategies and contribute to unique neighbourhood designs.

#### TRANSPORTATION

- Transportation planning is required to identify additional east/west and north/south corridors.
- Traffic volume projections should be reviewed to reflect adjustments to the projected development densities.
- Integrated transportation planning that considers vehicles as well as both on and off road pedestrians and cyclists is required as part of the planning process.

#### ENVIRONMENT

Existing concerns regarding the nature of the groundwater regime in Aberdeen and potential impacts of future development on groundwater have prompted the detailed study of groundwater. Implementation of a groundwater management strategy will be a catalyst for proceeding with Phase II of the Aberdeen Area Plan.

- future phases of the neighbourhood planning exercise, and potentially future rezoning applications will be held pending decisions on groundwater management.
- unique hillside development standards may be necessary to efficiently plan future development in areas with steep slopes.
- wildfire management should be integrated with the overall planning strategy.

#### INFRASTRUCTURE

- water supply capacity available from the south west sector water system appears adequate for anticipated population growth in the Aberdeen Plan area. Water



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supply is not a constraint to new development although additional, higher elevation, pressure zones will be necessary.

s

➤ sanitary sewer collection system capacity, based on modeling studies completed in 2003, is not a constraint to new development in the planning area. New development representing a population of about 11,000 can be accommodated without major collection system upgrades.

➤ stormwater infrastructure has been reviewed in cursory detail. Groundwater assessment studies of the eastern portion of the plan area suggest that stormwater infrastructure will have to be provided to collect and convey stormwater "out" of the plan area to minimize infiltration to the groundwater regime in the area.



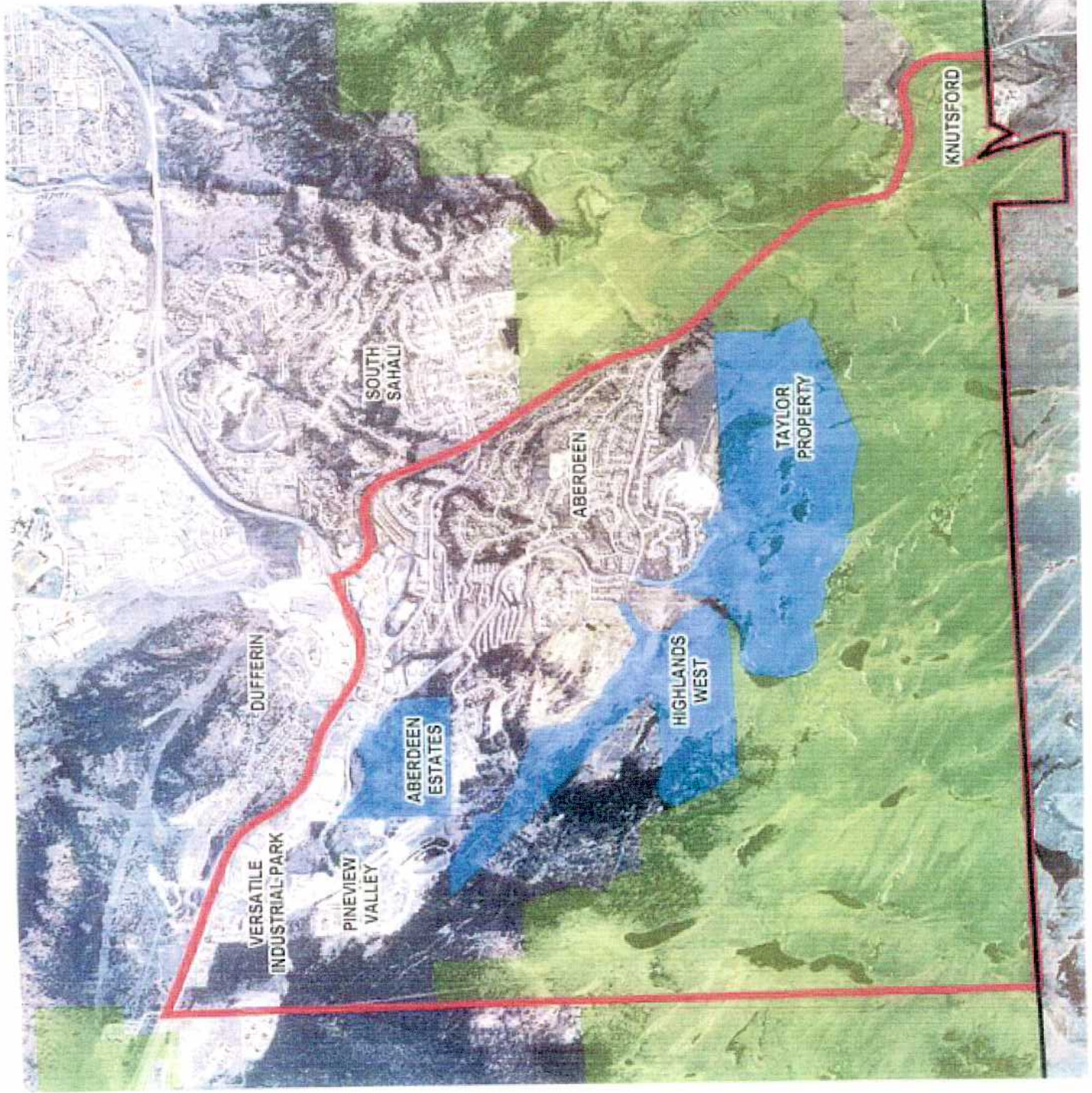


# Aberdeen Area Plan

## Plan Context

Map 2

-  City Boundary
-  Plan Boundary
-  Special Development Areas
-  Agricultural Land Reserve



1:25,000

Map Produced December 02, 2004



*Aberdeen Hills Golf Links  
on the Links subdivision*

Specific objectives of the Aberdeen Area Plan process are:

- to review and validate the planning principles established in the 1980's. This process should involve the residents, institutions, businesses and developers in identifying the unique features of the neighbourhood and expressing their wishes for its future.
- to address the neighbourhood issues and opportunities identified through a technical review and public planning process.
- to strengthen the sense of community and neighbourhood by building around local needs and neighbourhood scale.
- to provide direction for the future of Special Development Areas including what land use changes might occur and under what conditions.
- to provide direction for public investments including parks, fire halls, trails, pedestrian corridors, roads and traffic and underground servicing.

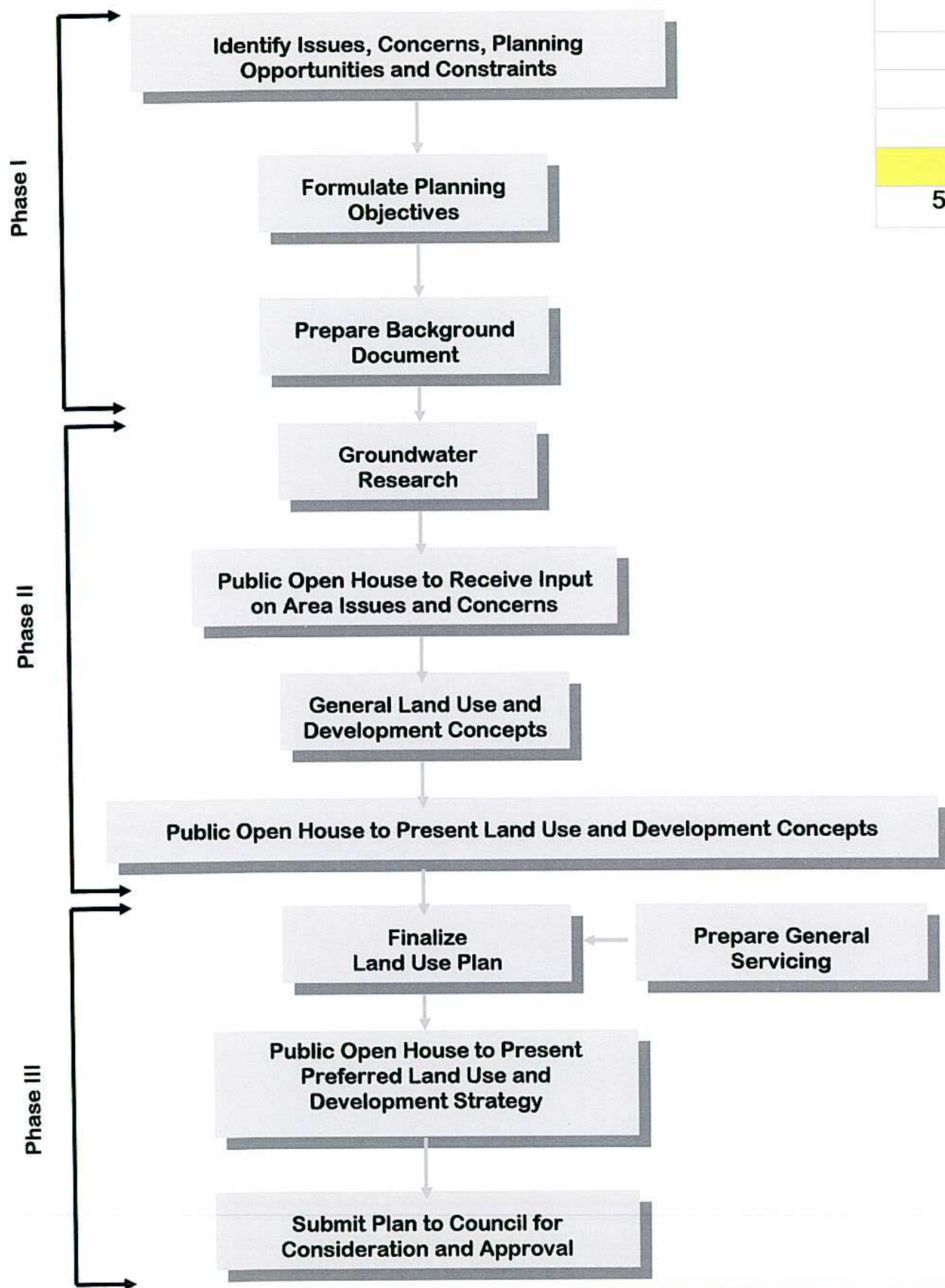
#### 1.4 PLAN PROCESS

The Aberdeen Area Plan was initiated in July 2004. Figure 1 outlines the steps in the process. The Aberdeen Area Plan Background Report includes all Phase 1 components except for the groundwater research. Groundwater research is being undertaken as a separate project component and will be addressed in a separate report. The Aberdeen Area Plan is to be held at Phase I pending completion of the groundwater research. It is anticipated that Phase II and III of this project will be launched in Fall 2005, once the groundwater study has been completed and the City has selected a preferred strategy for addressing groundwater issues.

Throughout this document research is presented and comments are made regarding planning opportunities and constraints. Generally, these comments are based on the assumption that the growth, as projected in KAMPLAN, will occur. It is possible that groundwater research may identify sufficient development constraints that future expectations for growth are revised. If growth projections

are revised, opportunities and constraints will need to be evaluated accordingly.

Figure 1: Plan Process

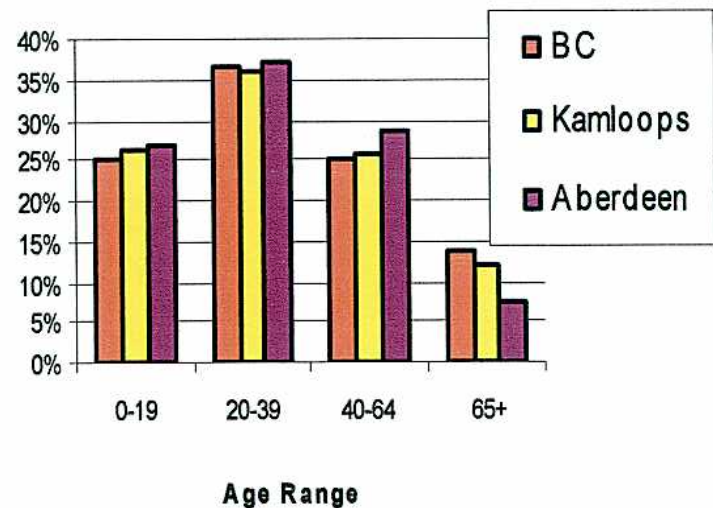


## 2.0 DEMOGRAPHICS

This section provides an overview of the demographic characteristics of the residents and households in the Aberdeen area and is based primarily on data from the 2001 census of Canada.

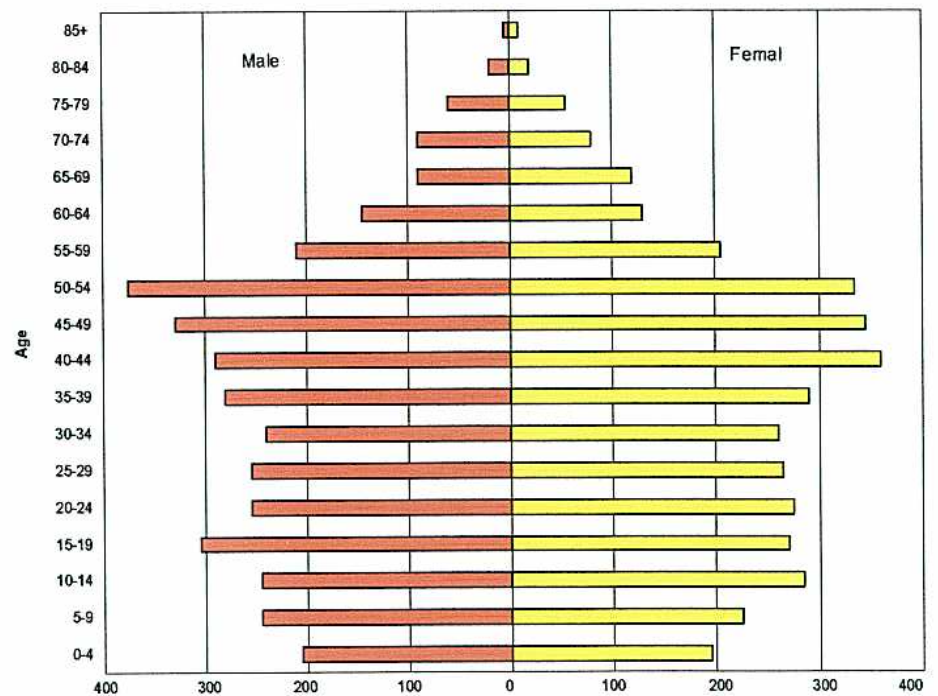
The population of the Aberdeen area has continued to rise as new neighbourhoods have been developed. The population increased by 20% from 1996 to 2001 growing from 6138 persons to 7371 persons. During the same period, in Kamloops as a whole, the population increased by only 1.3%. In 2001, the population of Aberdeen represented 10.5% of the entire City population. Figure 2 shows the age distribution of the Aberdeen area residents compared to the City of Kamloops as a whole and British Columbia.

The distribution of population by age in Aberdeen is similar to the distributions for BC and Kamloops but with a lower share of seniors and a higher ratio of persons in the 40-64 age cohort.



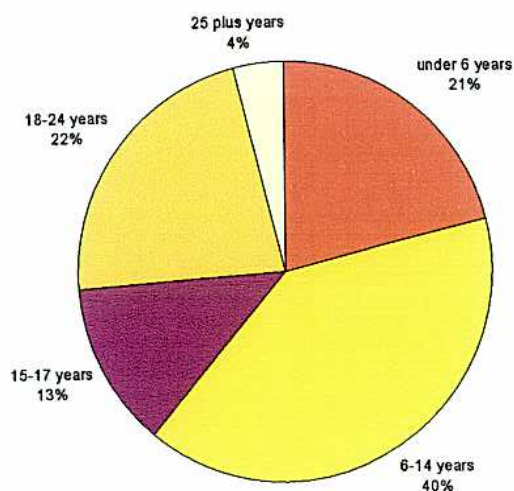
*Figure 2: Distribution of population by age, 2001*

Figure 3 also illustrates that the population of the Aberdeen Area has a high proportion of its residents in the middle of their lifecycle. Many of these households have moved through the “young” family stage as shown by the proportionately lower number of “young” residents (under 5 years).



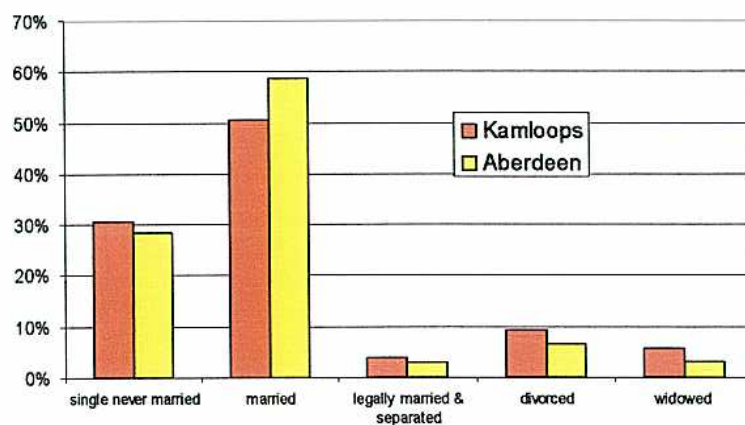
*Figure 3: Age & Sex Distribution of the Population, 2001*

The average household size in Aberdeen is 2.5 persons per household while in Kamloops as a whole the average household size is 2.4 persons per household. Family type is most frequently married couples with children (43%). 61% of children are under 14 years and 35% are 15-24 years. The average number of children per household is 1.0.



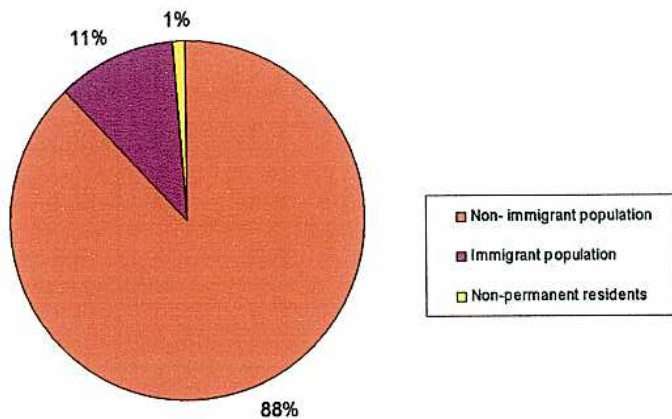
*Figure 4: Number of Children at Home, 2001.*

As seen in Figure 5, a slightly higher proportion of Aberdeen residents are within the "married" category compared to all Kamloops residents. In addition, the proportion of residents categorized as "single" and "widowed" was slightly lower.



*Figure 5: Marital Status of Population, 2001*

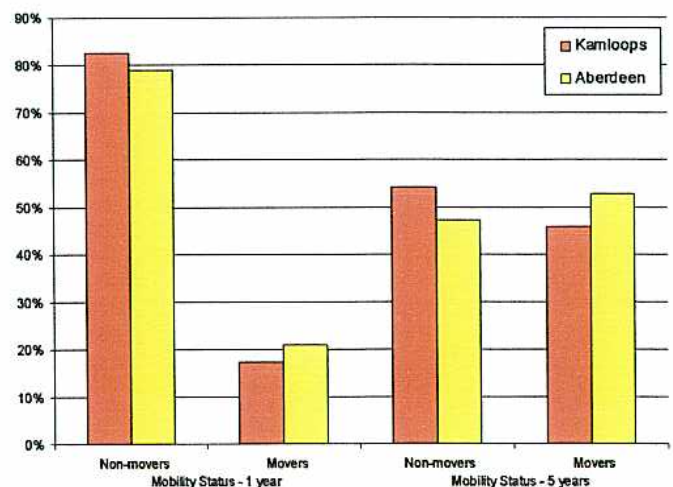
The Immigrant population is comprised of people who are or have ever been a landed immigrant. The Aberdeen area has a non-immigrant population rate (88%) that is consistent with the rate for Kamloops as a whole.



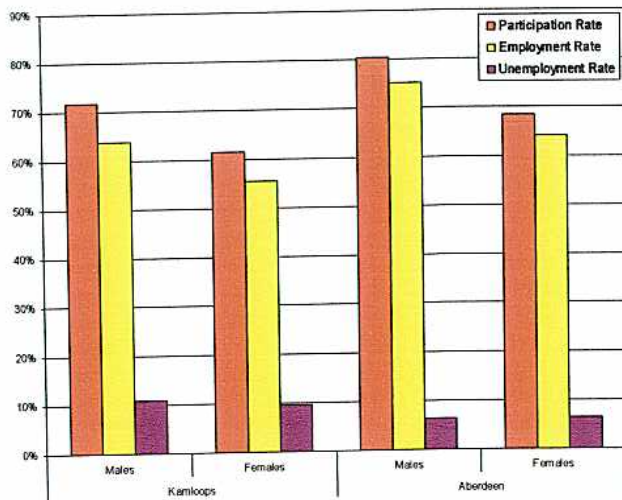
**Figure 6: Percentage of Population by Immigration**

The top places of birth for the immigrant population in the Aberdeen neighbourhood are the United Kingdom (3% of total population). Germany, Italy, India, United States and Netherlands each provided the place of birth for 1% of the population. The place of birth for non-permanent residents was the Philippines.

As seen in Figure 7, 47% of the Aberdeen area residents lived in the same dwelling unit in 2001 as they did in 1996 compared to a rate of 54% for all of Kamloops. Residents of Aberdeen also reported higher mobility rates over the previous year than reported for Kamloops as a whole (20% and 17%, respectively, reported recent moves).

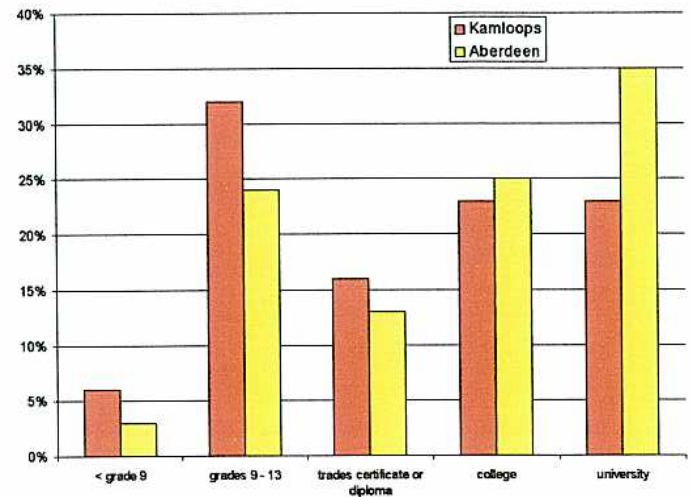


**Figure 7: Mobility Status, 2001**



The unemployment rate for both males and females over 15 years of age in 2001 was lower than that in Kamloops as a whole.

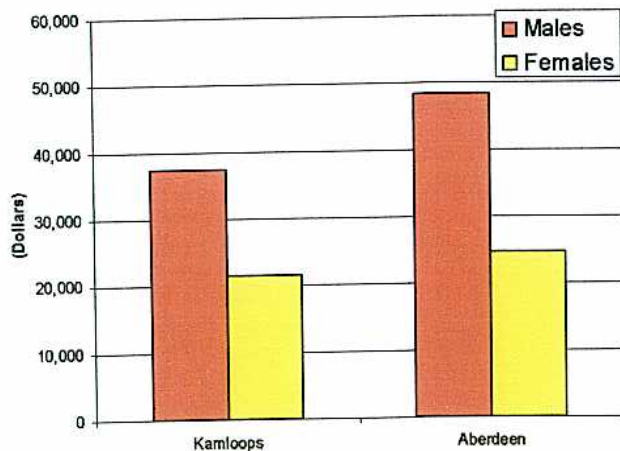
**Figure 8: Labour Force Participation (15 years & over), 2001**



**Figure 9: Highest Level of Schooling for Population 20 years & Over, 2001**

Figure 9 shows that the education level is higher in the Aberdeen area than in Kamloops as a whole, with 35% of the Aberdeen residents having attended university.

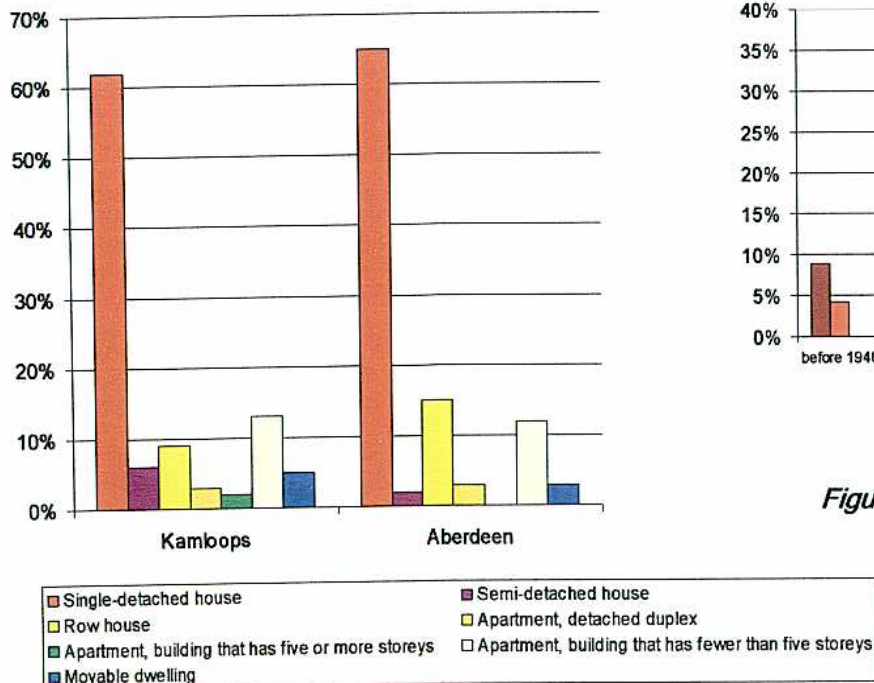
In 2001, the average income of both males and females was higher for the Aberdeen area compared to all of Kamloops (Figure 10). The incidence of "low income" families was lower in Aberdeen than in Kamloops as a whole in 2001. This is reflected in the 2001 census statistics indicating 4.6% of the tenant population in Aberdeen spend 30% of their household income on shelter costs as compared to 27% in Kamloops as a whole.



**Figure 10: Average Employment Income, 15 years & Over, 2001**

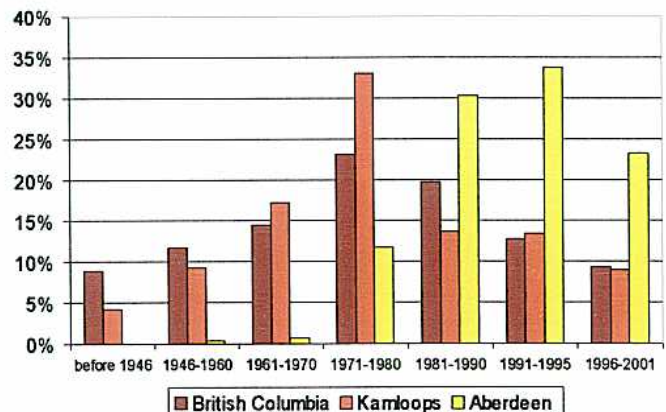
### 3.0 HOUSING TRENDS

Figure 11 indicates that most Aberdeen residents live in single family houses and other forms of ground oriented housing in 2001. This compares with the distribution of housing types throughout the City of Kamloops. Home ownership is higher in Aberdeen with 79% of Aberdeen residents occupying their own home.



**Figure 11: Occupied Private Dwellings by Structure Type, 2001**

Figure 12 shows the age of the housing stock for Kamloops, B.C. and Aberdeen illustrating that the Aberdeen housing inventory is dominated by new homes that have been constructed since 1981. New house construction has not occurred to the same relative degree in either Kamloops or British Columbia.



**Figure 12: Age of Housing Stock, 2001**

Housing affordability measures the link between a household's annual income and the proportion of that income that is devoted to housing cost. Housing cost is either rent for tenant occupied units or the principal, interest, and property taxes for owner-occupied dwellings.

Current standards suggest that households spending more than thirty percent of their income on housing experience a form of affordability problem. In Aberdeen, owners and tenants experience less of an affordability problem than in Kamloops as a whole.

*Housing Affordability: Households spending 30% or more on Rent or Owners Major Payments*

|                        | <u>Kamloops</u> | <u>Aberdeen</u> |
|------------------------|-----------------|-----------------|
| ➤ tenant affordability | 53%             | 41%             |
| ➤ owner affordability  | 17%             | 12%             |

Rental prices are higher in Aberdeen than in the City as a whole, \$651.00 and \$827 respectively in 2001.

The average value of a dwelling in 2001 was \$141,747 in Kamloops as a whole and \$182,599 in Aberdeen. The 2003-04 BC Assessment Authority property assessments indicated that approximately 52% of all properties in Aberdeen had assessed values greater than \$180,000. Table 1 presents assessed values for the eleven census dissemination areas in Aberdeen. Map 3 shows the location of the dissemination areas.

Property assessment for the dissemination areas are generally consistent with the area averages. Areas with higher proportions of assessments below the average values are located along the northern boundary of the plan area where higher density multifamily developments are located. There are also pockets of values are well above area averages assessed values, particularly in the Van Horne, Gifford/Greybriar area (DA 330/135).

Table 2 summarizes parcel distribution for residential zoned properties in Aberdeen. Aberdeen has generally developed as a large lot (>464m<sup>2</sup>) residential neighbourhood. Aberdeen does, however, also contain some small lot urban development areas including a mobile home park and compact duplex lots.

Table 1: Residential Assessment, 2004

| DISSEMINATION AREA                    |          |             |            |                     |                     |            |        |
|---------------------------------------|----------|-------------|------------|---------------------|---------------------|------------|--------|
| STREET NAMES                          | D.A. No. | No Im p. \$ | <\$140,000 | \$140,000-\$179,999 | \$180,000-\$250,000 | >\$250,000 | Total  |
| Turnberry/Canon Gate/Pine View Valley | 330040   | 5.0%        | 12.1%      | 41.4%               | 38.0%               | 3.4%       | 100.0% |
| Glenmohr/Westerdale/Pacific Way       | 330041   | 4.3%        | 50.0%      | 0.5%                | 16.1%               | 29.0%      | 100.0% |
| Hugh Allan/Harrison Way/Pearson       | 330042   | 1.8%        | 47.3%      | 50.9%               | 0.0%                | 0.0%       | 100.0% |
| Rogers/Braeview/Gloaming              | 330043   | 3.1%        | 5.4%       | 20.0%               | 50.8%               | 20.8%      | 100.0% |
| Sifton/Hector/Hugh Allan              | 330133   | 0.7%        | 4.6%       | 47.4%               | 36.2%               | 11.2%      | 100.0% |
| Sifton/Shaghnessy/Flemming            | 330134   | 1.0%        | 2.6%       | 59.6%               | 27.5%               | 9.3%       | 100.0% |
| Van Home/Gifford/Greybriar            | 330135   | 0.0%        | 0.0%       | 21.7%               | 71.3%               | 7.0%       | 100.0% |
| Van Home/Hector/Holyrood              | 330136   | 6.2%        | 15.5%      | 24.4%               | 51.3%               | 2.6%       | 100.0% |
| Troon/Garymede/Gilmour                | 330137   | 4.0%        | 4.0%       | 17.7%               | 42.3%               | 32.0%      | 100.0% |
| Laurier/Braemar                       | 330138   | 0.7%        | 1.3%       | 38.3%               | 54.4%               | 5.4%       | 100.0% |
| Abbeyglen/Dunrobin/Drummond           | 330139   | 4.8%        | 12.5%      | 26.3%               | 53.7%               | 2.7%       | 100.0% |
| <b>Area Average</b>                   |          | 3.5%        | 12.8%      | 31.9%               | 41.7%               | 10.0%      | 100.0% |

Table 2: Residential Parcel Size Analysis, 2004

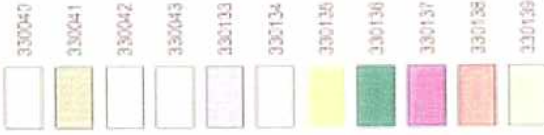
| DISSEMINATION AREA                    |          |        |               |               |        |        |
|---------------------------------------|----------|--------|---------------|---------------|--------|--------|
| STREET NAMES                          | D.A. No. | <370m2 | 370m2 - 464m2 | 465m2 - 929m2 | >929m2 | Total  |
| Turnberry/Canon Gate/Pine View Valley | 330040   | 1.2%   | 30.2%         | 61.3%         | 7.3%   | 100.0% |
| Glenmohr/Westerdale/Pacific Way       | 330041   | 7.4%   | 26.3%         | 32.6%         | 33.7%  | 100.0% |
| Hugh Allan/Harrison Way/Pearson       | 330042   | 3.6%   | 27.3%         | 60.0%         | 9.1%   | 100.0% |
| Rogers/Braeview/Gloaming              | 330043   | 3.8%   | 6.9%          | 71.5%         | 17.7%  | 100.0% |
| Sifton/Hector/Hugh Allan              | 330133   | 0.0%   | 14.5%         | 74.3%         | 11.2%  | 100.0% |
| Sifton/Shaghnessy/Flemming            | 330134   | 0.0%   | 0.0%          | 81.3%         | 18.7%  | 100.0% |
| Van Home/Gifford/Greybriar            | 330135   | 0.0%   | 0.0%          | 94.8%         | 5.2%   | 100.0% |
| Van Home/Hector/Holyrood              | 330136   | 11.9%  | 25.4%         | 55.4%         | 7.3%   | 100.0% |
| Troon/Garymede/Gilmour                | 330137   | 0.0%   | 10.3%         | 73.1%         | 16.6%  | 100.0% |
| Laurier/Braemar                       | 330138   | 0.0%   | 0.0%          | 94.0%         | 6.0%   | 100.0% |
| Abbeyglen/Dunrobin/Drummond           | 330139   | 13.4%  | 26.2%         | 56.3%         | 4.2%   | 100.0% |
| <b>Area Average</b>                   |          | 4.4%   | 18.3%         | 65.7%         | 11.6%  | 100.0% |



# Aberdeen Area Plan Canada Census Dissemination Areas

Map 3

Plan Boundary



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Map Producer: December 22, 2004



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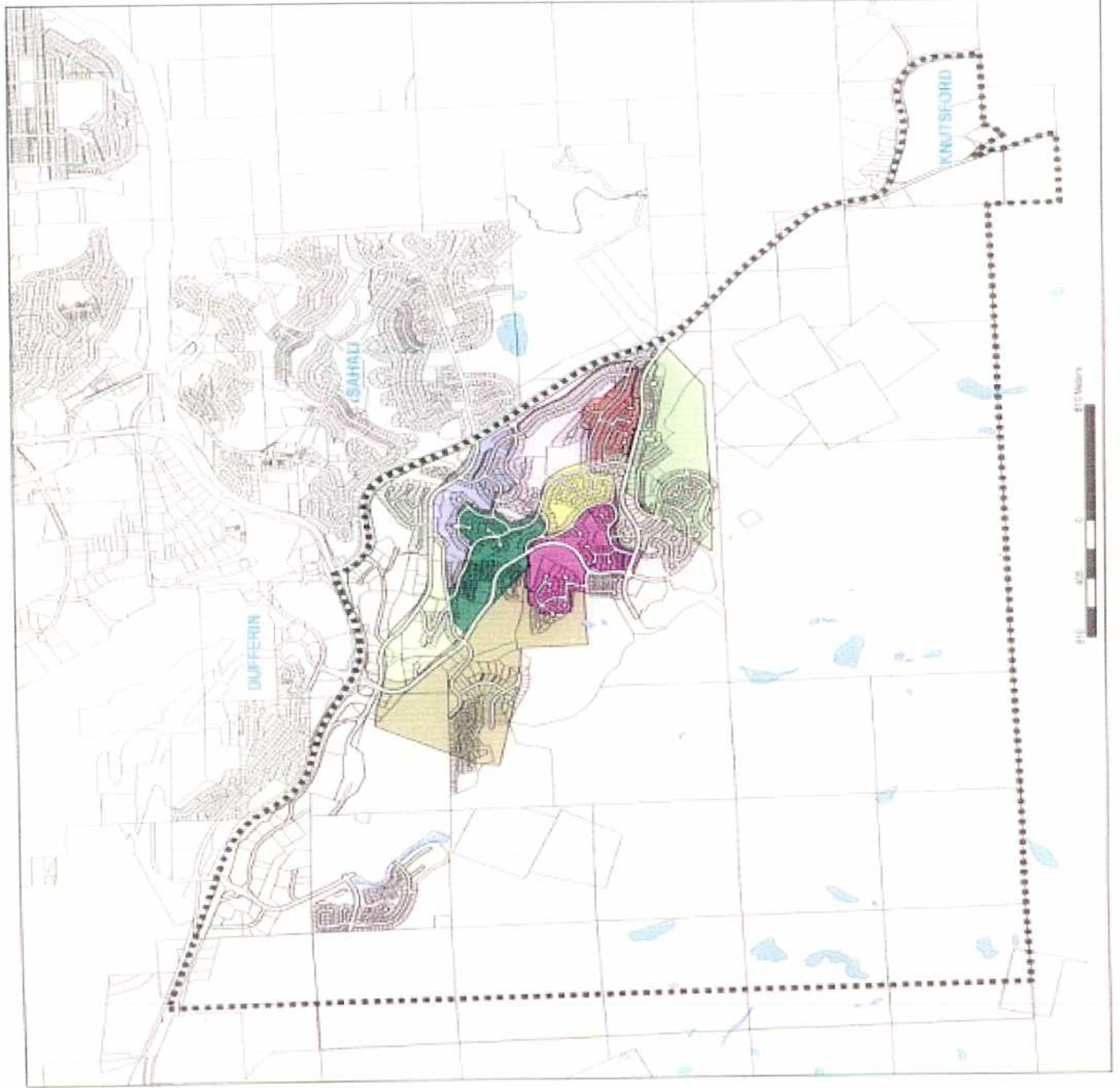


Table 3 illustrates that the Southwest Sector (mainly Aberdeen and Sahali) had the highest build-up rate over the 10 year period from 1993 to 2003. In the 4 year period, for example, from 2000 to 2003 inclusive, Aberdeen and Sahali dominated the new construction, accounting for 50% of all new residential construction. Sahali is unlikely to sustain this level of development as most of the vacant land has been developed. Other development areas such as Juniper, Valleyview and Batchelor Hills will accommodate an increasing amount of the projected development, however KAMPLAN still projects the largest share of future growth to the Southwest Sector over the long term (20-25 years).

**TABLE 3: New Residential Dwelling Units by Area (1993 - 2003)**

| AREA                | 1993         | 1994       | 1995       | 1996       | 1997       | 1998       | 1999       | 2000       | 2001       | 2002       | 2003       | Total        |
|---------------------|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------|
| Mt. Dufferin        | 9            | 2          | 8          | 7          | 6          | 6          | 2          | 2          | 0          | 3          | 13         | 58           |
| Aberdeen            | 403          | 259        | 89         | 165        | 180        | 76         | 71         | 49         | 66         | 73         | 64         | 1,495        |
| Sahali              | 319          | 93         | 75         | 114        | 79         | 45         | 34         | 9          | 162        | 16         | 75         | 1,021        |
| South Shore         | 40           | 207        | 88         | 71         | 22         | 118        | 154        | 1          | 9          | 4          | 6          | 720          |
| Valleyview          | 11           | 12         | 7          | 10         | 43         | 3          | 0          | 2          | 5          | 6          | 3          | 102          |
| Rose Hill           | 2            | 2          | 2          | 1          | 1          | 3          | 0          | 3          | 1          | 3          | 2          | 20           |
| Juniper Ridge       | 55           | 70         | 18         | 10         | 13         | 5          | 9          | 6          | 1          | 10         | 9          | 206          |
| Dallas/Barnhartvale | 34           | 58         | 48         | 46         | 32         | 18         | 9          | 7          | 15         | 15         | 14         | 296          |
| Heffley Creek       | 0            | 1          | 0          | 0          | 2          | 3          | 2          | 1          | 0          | 1          | 0          | 10           |
| Rayleigh            | 21           | 10         | 10         | 6          | 2          | 2          | 1          | 3          | 2          | 2          | 3          | 62           |
| Westsyde            | 67           | 107        | 49         | 72         | 61         | 32         | 16         | 24         | 18         | 16         | 38         | 500          |
| North Shore         | 180          | 27         | 244        | 28         | 81         | 9          | 2          | 0          | 44         | 2          | 3          | 620          |
| Brocklehurst        | 50           | 79         | 38         | 25         | 24         | 15         | 9          | 35         | 38         | 6          | 14         | 333          |
| Batchelor Heights   | 10           | 22         | 8          | 12         | 11         | 16         | 16         | 12         | 36         | 45         | 41         | 229          |
| <b>TOTAL</b>        | <b>1,201</b> | <b>949</b> | <b>684</b> | <b>567</b> | <b>557</b> | <b>351</b> | <b>325</b> | <b>154</b> | <b>397</b> | <b>202</b> | <b>285</b> | <b>5,672</b> |

Source: Development & Engineering Services Dept. Annual Report, 2003

## 4.0 LAND USE PLANNING

### 4.1 HISTORY OF MAJOR LAND USE INITIATIVES

The Aberdeen Hills Community General Development Plan (1982) is the major policy document guiding development of the Aberdeen neighbourhood. This plan provides a general land use strategy for all of the lands extending south from the Trans Canada Highway to the City boundary and west from the Highway No. 5A. This plan has been incorporated into KAMPLAN (Map 4) and implemented through the Zoning Bylaw (Map 5) as shown on the respective maps. There have been five major shifts from the original neighbourhood plan.

- the size of the commercial area bordering the Trans Canada Highway has been reduced and changed to low and medium density residential.
- the majority of the urban residential lands located within the Agricultural Land Reserve continue to be designated for agricultural use.

- the development of Pine View Valley, which is located west of the original Aberdeen Plan Area, has expanded the Aberdeen neighbourhood and has established a need to broaden the neighbourhood planning context to consider such issues as: transportation and pedestrian corridors, community services and sense of neighbourhood.
- the development of the Aberdeen Hills Golf Links has absorbed 46.1 ha of land that was originally designated for residential use.
- fewer schools have been constructed and an elementary school now occupies the secondary school site.

The general planning goals for the Aberdeen area as specified in the 1982 document are as follows:

#### Goal No. 1

To create a community in the "True Sense" with a variety of housing types, densities and costs as well as

the availability of a complete range of complementary transportation facilities, urban services, public facilities, recreation and commercial services.

#### Goal No. 2

To create and maintain a high quality of development through planned development.

#### Goal No. 3

To take advantage of the unique character of the area including:

- Loch Aberdeen
- Coal Hill
- ravines
- slopes
- treed areas

#### Goal No. 4

To develop in an orderly and efficient manner, largely directed by servicing phasing and market conditions.



# Aberdeen Area Plan LAND USE

Map 4

- LAND USE**
- RESIDENTIAL
  - SHOPPING CENTRE
  - COMMERCIAL
  - LIGHT INDUSTRIAL
  - HEAVY INDUSTRIAL
  - SAND/GRAVEL EXTRACTION
  - PARKLAND AND OPEN SPACE
  - GOLF COURSE
  - COMMUNITY FACILITY
  - SPECIAL DEVELOPMENT AREA
  - PLAN BOUNDARY
  - AGRICULTURAL LAND RESERVE
  - AGRICULTURE

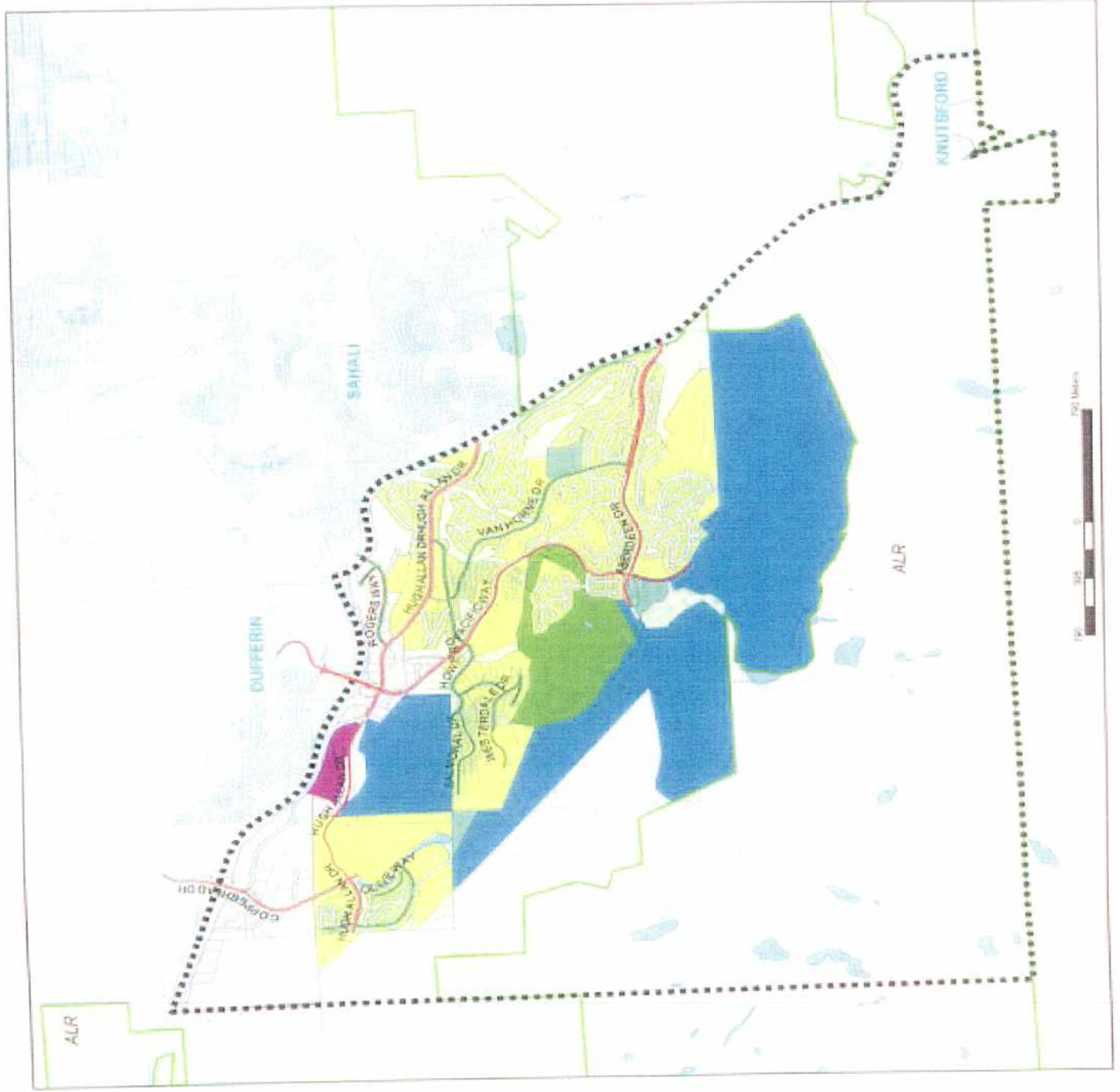


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Map Produced: December 22, 2004



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# Aberdeen Area Plan Current Zoning

Map 5

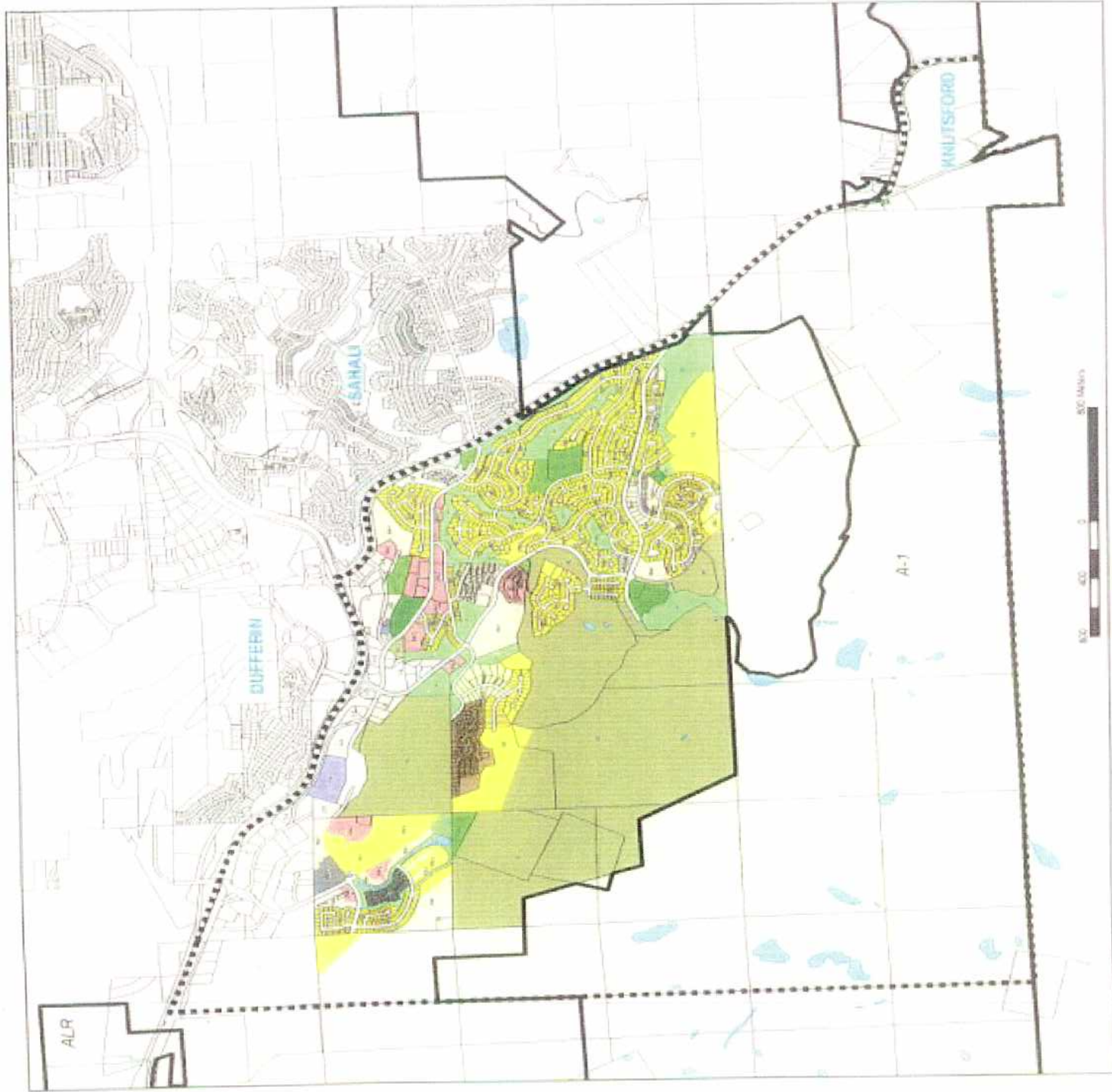
## ZONING

- Agricultural (A-1)
- Local Commercial (C-2)
- Highway Commercial (C-3)
- Service Commercial (C-4)
- Shopping Centre Commercial (C-5)
- Neighbourhood Commercial (C-7)
- Neighbourhood Pub Commercial (C-8)
- Future Development (FD)
- Light Industrial (I-1)
- Heavy Industrial (I-3)
- Mobile Home Park (MH-P)
- Mobile Home Subdivision (MH-S-1)
- Open Space (OS)
- Parks and Recreation (P-1)
- Churches (P-2)
- Schools (P-3)
- Public and Quasi Public Use (P-4)
- Comprehensive Residential (RC-1)
- Multiple Family - Low Density (RM-1)
- Multiple Family - Medium Density (RM-2)
- Single Family Residential-1 (RS-1)
- Single Family Residential-2 (RS-2)
- Single Family Residential-4 (RS-4)
- Single Family Residential-3 (RT-3)
- Two Family Residential
- Plan Boundary
- AGRICULTURAL LAND RESERVE
- Sunlight



1:25,000

Map Produced December 02, 2004



It is anticipated that the 1982 planning goals will be reaffirmed through the 2004-05 planning process and will be built upon to reflect the present planning context.

Environmental sustainability is an important concept that will need to be added to area planning goals to ensure that the new Aberdeen Area Plan is consistent with KAMPLAN. The principles of New Urbanism offer environmentally sustainable strategies that may have application to the Aberdeen area. New urbanism principles are significant for the following reasons:

- New Urbanism supports the preservation of agricultural lands and environmentally sensitive areas through compact development, integration of mixed uses and higher density housing helping to reduce urban sprawl.
- New Urbanism supports the reduction of the burning of fossil fuels by reducing the need for an automobile creating communities where basic needs and facilities are within a five to ten minute walk from home, and

creating a street layout that supports the provision of transit.

- New Urbanism supports the human need for social contact and interaction, and creates a sense of community with strong design principles that enhance the public realm.

The principles of New Urbanism are suggested to complement, rather than transform, the conventional suburban pattern that has developed in the Aberdeen neighbourhood. It is likely that the principles of New Urbanism will offer opportunities to enhance the social and environmental quality of the Aberdeen neighbourhood.

#### 4.2 LAND USE DESIGNATIONS

Map 4 identifies the KAMPLAN land use designations for the Aberdeen area. Table 4 indicates the relative size of these land use areas.

*Table 4: Official Community Plan Designations*

| Land Use                     | Area (ha)     |               |
|------------------------------|---------------|---------------|
| <b>Undeveloped Area</b>      |               |               |
| Agricultural                 | 926.0         | 75.3%         |
| Special Development Areas    | 303.3         | 24.7%         |
| <b>sub-total</b>             | <b>1229.3</b> | <b>100.0%</b> |
|                              |               |               |
| <b>Developed Areas</b>       |               |               |
| Residential                  | 284.8         | 56.0%         |
| Shopping Centre              | 7.4           | 1.5%          |
| Commercial                   | 30.1          | 5.9%          |
| Light Industrial             | 70.9          | 13.9%         |
| Heavy Industrial             | 0.4           | 0.1%          |
| Parkland & Open Space        | 58.8          | 11.6%         |
| Golf Course                  | 46.1          | 9.1%          |
| Community Facitily (Schools) | 10.3          | 2.0%          |
|                              | <b>508.8</b>  | <b>100.0%</b> |
|                              |               |               |
| <b>Total Area</b>            | <b>1738.1</b> | <b>ha</b>     |

#### *Agriculture*

The Generalized Land Use Map 2004-2021 for KAMPLAN designates the largest portion of the plan area for agricultural use. Most of this area is not used for agricultural production but there are some lands supporting range use.

The 1982 Aberdeen Development Plan envisioned that most of the lands in the Agricultural Land Reserve (ALR) would eventually form part of the urban development area.

There have been no recent ALR exclusion applications in Aberdeen. The Agricultural Land Commission (ALC) recently considered a KAMPLAN recommendation to recognize the development potential for similar fringe area property in Sahali and has not formally approved the requested non-agricultural designation. Part of the ALC rationale for retaining the lands in Sahali was that the City has a sufficient inventory of development land to accommodate projected growth. It is likely that the ALC would provide a similar response to a request to exclude ALR lands in the Aberdeen area. ALC staff, however, recognize that the ALR lands south of Aberdeen are a logical extension of the Aberdeen neighbourhood. Since these lands are generally marginal range land, this may be an appropriate area to exclude lands from the ALR to accommodate future municipal growth. Exclusions should not be considered until existing development lands (e.g. vacant lands with the Special Development Areas) are absorbed (pers.com. Collins, 2004). Given the future development potential of ALR lands, it was not expected that this area required enhanced buffering policies

and regulations between the residential and agricultural areas (pers.com. Collins, 2004).

#### *Urban Residential*

Most of the developed area is designated for urban residential use. These areas have complete City services and incorporate a full range of housing types (single, duplex, secondary suites, townhouses, apartments and mobile homes) as well as community care facilities, home-based businesses, parks and open space.

Aberdeen has not been built-out to projected densities and continues to reflect a traditional low density suburban residential model. Creative strategies may be necessary to achieve higher densities.

Neighbourhood pockets within the Aberdeen area have developed individual identities (e.g. Pine View Valley, Glenmohr Estates) and accommodate distinctive focal points of activity (e.g. the park in Pine View Valley and the elementary schools). There is opportunity to support the vitality of these pockets while building a

unique community centre for the overall community. Pacific Way Elementary School, the neighbouring park development and the Aberdeen Golf Course provide potential ingredients for a community centre. There are opportunities to concentrate future development initiatives in this area to build a "community heart" for the Aberdeen Area. The "community heart" will be stronger if it contains a mix of land uses including both public (e.g. future Fire Hall) and private (e.g. commercial) developments.

#### *Shopping Centre*

This designation covers the commercial area along the Trans Canada Highway presently occupied by Costco. This area also contains one large vacant undeveloped lot. These lands are ideally situated to serve large regional markets.

#### *Commercial*

A large highway commercial area along the Trans Canada Highway covers approximately 6% of the developed area. This area contains a mix of uses primarily catering to the traveling public (e.g. hotels,

restaurants, automobile service stations). This area also provides some neighbourhood services such as a convenience store and pub. These lands are essentially built-out.

There is no local commercial development within the developed residential area and no lands designated for this use. Future planning of local commercial development should consider accessibility to both existing and future residential areas. Accessibility should address both distance and ease of access for pedestrians and vehicles. Commercial uses should be developed to contribute to a community focal point.

#### *Light Industrial*

The Versatile Industrial Park contains large format industrial buildings in a developed, serviced area. This area has good highway access and is an attractive location for business relying on truck traffic. Policies support the retention of the City's industrial areas.

Industrial lands within the plan area are largely developed and there is limited opportunity for expansion to

accommodate the future industrial land use needs of the community in this area.

#### *Parkland and Open Space*

Parkland and open space areas are distributed throughout the Plan area. Many of these designations cover gullies, steep slopes and open space buffers located between residential areas.

KAMPLAN policies encourage the protection of these areas for their contribution to the quality of the Aberdeen neighbourhood.

KAMPLAN policies also recognize the potential for Coal Hill as a natural area with significant value to the community.

KAMPLAN currently designates some of the steep slopes outside of the developed area as parkland (Map 6). With more detailed information on the size and location of these areas there is opportunity to reconsider these designations relative to future development patterns, specifically in relation to open space preserves and pedestrian and bike corridors.

Parkland and Open Space areas need to be addressed as part of the City's overall strategy for parkland.



# Aberdeen Area Plan Parks and Recreation

Map 6

## Parks and Recreation

Open Space

Parks and Recreation

Schools

Future Parks

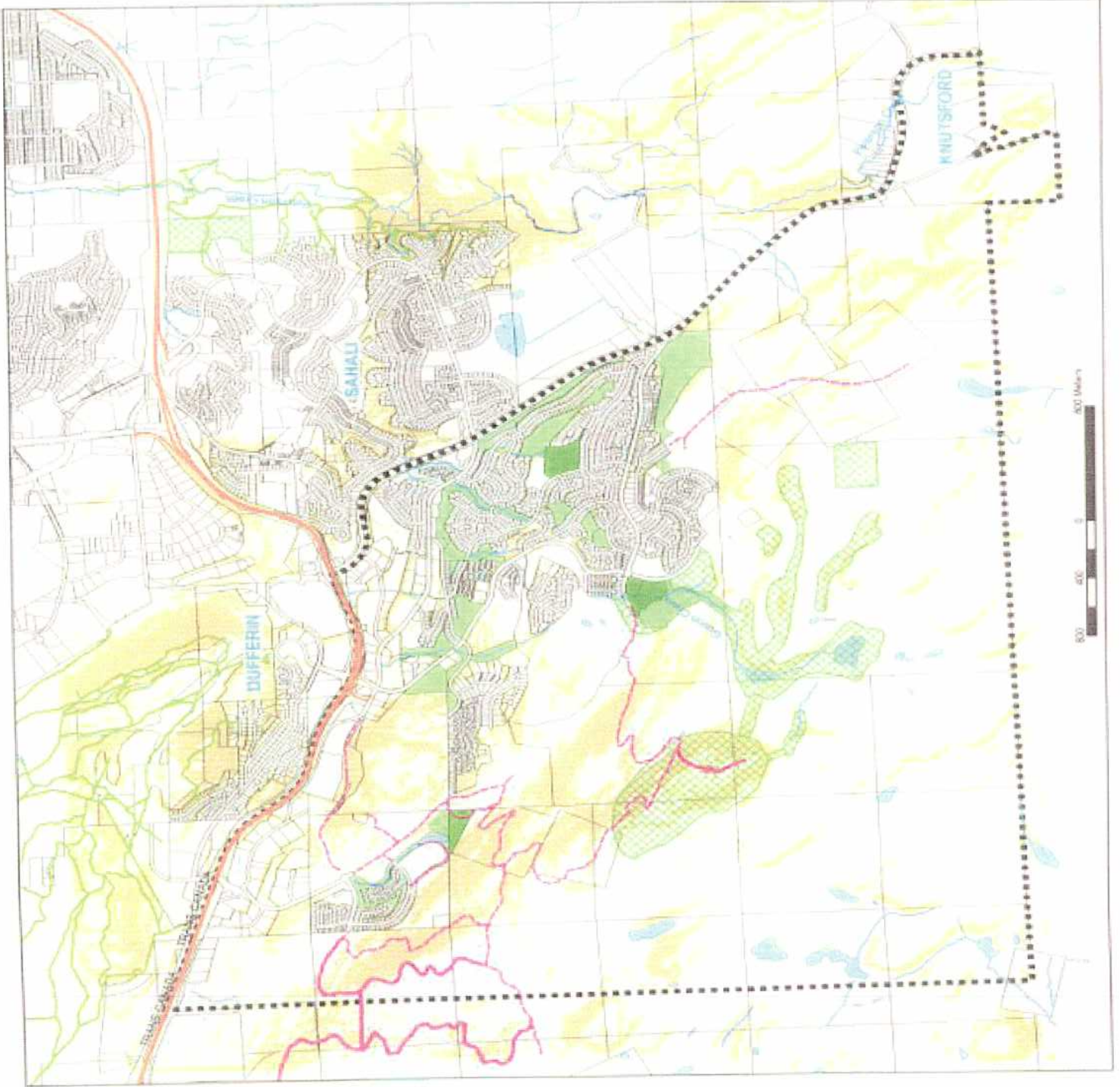
Existing Trail

Future Trail

Future Trail - Based on Road Network

Plan Boundary

SLOPES GREATER THAN 25 PERCENT



800 400 0 400 800 Meters

1:25,000

Map Produced December 02, 2004



### *Golf Course*

The Aberdeen Hills Golf Links covers 9.1% of the developed area.

The golf course is a well developed facility that adds to the Aberdeen neighbourhood. In addition to its function as a golf course, it also contains informal trails around the periphery.

Single family residential development has been integrated with the golf course (e.g. Links Subdivision) and there are vacant lands to the south of the golf course that provide additional development opportunity. Throughout British Columbia golf courses are increasingly becoming developed as resorts with complimentary land uses such as medium and high density residential, tourism accommodation and commercial uses.

Golf courses are also being constructed as the cornerstone of significant residential developments such as the Sun Rivers and Dunes projects in Kamloops. There may be an opportunity to integrate a greater variety of land uses to

compliment the Aberdeen Hills Golf Links.

### *Community Facility*

The community facility designation covers Pacific Way Elementary, Aberdeen Elementary and neighbouring developed parkland.

There are no other developed community facilities in Aberdeen that have been recognized through the community facility land use designation.

Social housing projects in Kamloops are located primarily in the south and north shore close to services. There were no social housing facilities reported in Aberdeen (Community Plan on Homelessness, 2001). A recently opened market seniors housing project has added diversity to the range of housing choices in Aberdeen.

### *Sand and Gravel Extraction*

There is an existing gravel operation located in Knustford that has been designated for this use.

### *Mineral Resources*

Although not recognized in KAMPLAN as a specific land use designation, there are lands subject to crown granted mineral claims. These lands areas have crown grant mineral claims as follows:

#### *Crown Granted Mineral Claims:*

| <i>LOT</i>                                                    | <i>OWNER</i>              |
|---------------------------------------------------------------|---------------------------|
| D.L. 2562<br>D.L. 2563<br>D.L. 2564<br>D.L. 2565              | DRC Resources Corporation |
| D.L. 1447<br>D.L. 1448<br>D.L. 1449<br>D.L. 1451<br>D.L. 1452 | D.A. Taylor Holdings Ltd. |

### *Special Development Areas*

Large portions (24.7%) of the plan area have been designated as Special Development Areas to accommodate future growth. These lands are not zoned for development but are logical extensions of the existing subdivisions.

The Special Development Areas are part of the City's planned growth areas to 2036. The Southwest Sector is expected to accommodate 48% of the City's projected growth by 2036. The Aberdeen area represents a significant proportion of the southwest sector and is expected to accommodate much of this growth. Table 5 summarizes the KAMPLAN growth projections for the Special Development Areas that are identified on Map 7.

Table 5 calculates the net developable area as parcel size minus slopes in excess of 25 percent. The future Special Development Areas are projected in KAMPLAN to have an approximate density of 20 units/ha. The existing developed area has been developed at a density of 10 units/ha as shown in Table 5.

Development trends in Aberdeen suggest that the future development pattern is more likely to reflect the existing low density pattern than the projected high density scenario. This prediction is based on the experience in Pine View Valley that has seen developers requesting amendments to lower approved densities. As well, the continuation

of new large lot residential development in the Highlands East subdivision suggests ongoing market preference low density large lot single family residential development.

*Table 5: Special Development Area Growth Projections*

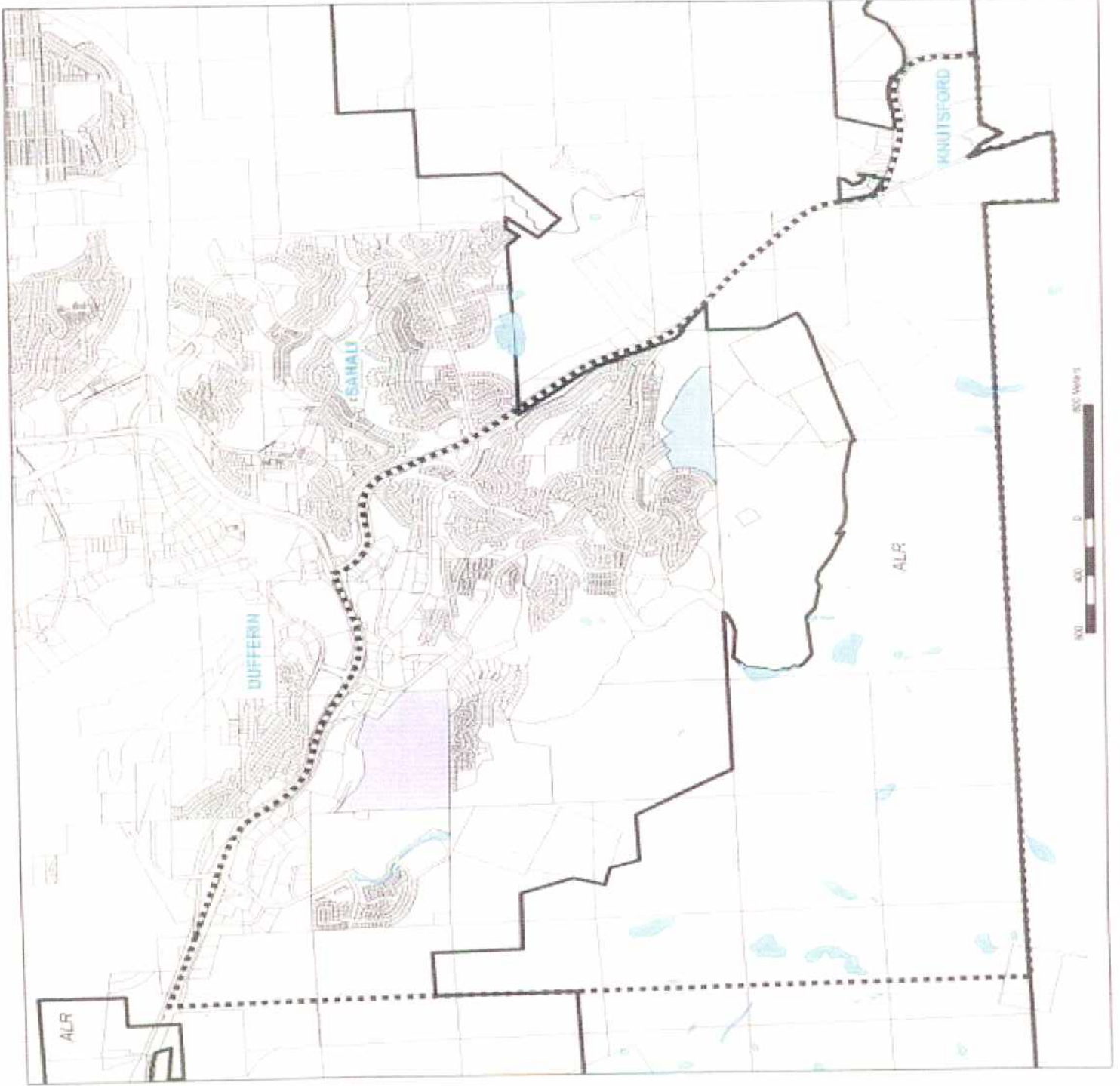
| Area                                | Map Reference | Parcel Size (ha) |              |          | Existing Conditions |            |          |
|-------------------------------------|---------------|------------------|--------------|----------|---------------------|------------|----------|
|                                     |               | Gross Area       | Slopes > 25% | Net Area | Units               | Population | Units/ha |
| Existing Residential Area           |               | 284.8            | 0            | 284.8    | 2867                | 7371       | 10       |
| Existing Zoning                     |               |                  |              |          | Kamplan Projections |            |          |
| Highlands East                      | SDA 6         | 16.4             | n/a          | 16.4     | 195                 | 488        | 12       |
| Pine View Valley                    | SDA 1         | 53.5             | n/a          | 53.5     | 950                 | 2565       | 18       |
| sub-total                           |               | 69.9             |              | 69.9     | 1145                | 3053       | 16       |
| Special Development Areas (unzoned) |               |                  |              |          |                     |            |          |
| Aberdeen Estates                    | SDA 2         | 40.1             | 22.6         | 17.5     | 400                 | 1000       | 23       |
| Highlands West                      | SDA 3,4       | 134.2            | 61.1         | 73.1     | 1271                | 3178       | 17       |
| Taylor & Highlands                  | SDA 5         | 164.3            | 35.9         | 128.4    | 2600                | 6500       | 20       |
| sub-total                           |               | 338.6            | 119.6        | 219      | 4271                | 10678      | 20       |



# Aberdeen Area Plan Special Development Areas

Map 7

- ☐ Special Development Area 1
- ☐ Special Development Area 2
- ☐ Special Development Area 3-4
- ☐ Special Development Area 5
- ☐ Special Development Area 6
- ☐ Plan Boundary
- ☐ Agricultural Land Reserve



1:25,000

Map Produced December 1, 2004



1211-10-17-01-10001

### 4.3 RESIDENTIAL DEVELOPMENT ACTIVITY

The building statistics presented in Table 3 indicate an average annual construction rate of 135 new residential units per year for the 11 year period from 1993-2003. This activity is generally characterized by 65-75 new single family units per year interspersed with peak periods of multifamily construction. Table 5 indicates potential development opportunities for 1145 residential units on vacant zoned land. With continued construction of 135 units per year this inventory will be absorbed in 8 years. The inventory of large lot single family residential lots (10 units/ha) will likely be absorbed in 2-3 years. For Aberdeen to continue to match past development patterns and to meet growth projections outlined in KAMPLAN it is necessary to have new zoned land brought on-stream within the next 2 years.

#### 4.3.1 Design

The Aberdeen area is a relatively new neighbourhood with 87 percent of the houses constructed from 1981 to 2001. Fifty-seven percent of the houses were constructed from 1991 to 2001 (Figure 12).

The design images provided in the following pages illustrate some of the common housing forms in Aberdeen. There is remarkable consistency in the type of housing constructed in Aberdeen with the most common built form a 2-3 storey single family residential structure with a double garage extending out in front of the residence.

The Aberdeen area does provide a mix of housing densities, price levels and building type but this variety

tends to be provided in enclaves rather than dispersed throughout the neighbourhood. Mobile home development is, for example, concentrated in the Pine View Valley and Westerdale areas. Principles of New Urbanism and Community Sustainability suggest the following advantages to integration of housing type and design.

- A mix of housing densities, price level, and building type will help to attract a diverse population making the community culturally and socially diverse.
- Community diversity will help to create a 'sense of place' that will make the community memorable. A memorable community will be viewed as a desirable place to live. Such a community will be interesting and present a 'cosmopolitan' feel.
- The introduction of a variety of housing building types will aid in the inclusion of affordable housing creating a socio-economic mix. A variety of housing types also helps to fulfill the needs of a variety of family types.
- Some higher density building types, such as town homes provide the same advantages of single family home, such as a private yard and ownership.
- A variety of housing types will help to make the community marketable. Will appeal to a broader range of the population.



*large concentration of repetitive housing design prompted policy to limit project size to a maximum of 50 units*



At a development density of 10 dwelling units per acre, the Aberdeen Area is only marginally meeting the minimum density suggested for sustainable urban development (10-25 units per ha). Design challenges that Aberdeen will need to address in order to incorporate sustainable development principles include:

- skilfully interspersing housing design and affordability options.
- sensitively bridging the gap between housing densities.
- connecting development enclaves.
- ensuring that larger parks and playing fields, e.g. the Pacific Way and Aberdeen Elementary School playing fields do not compromise opportunities to develop a compact, mixed use character for the neighbourhood.
- designing public spaces that reflect the character of natural areas and built form.
- developing a public realm.
- integrating natural areas with community activity patterns (e.g. creating open space corridors that support pedestrian corridors to neighbourhood enclaves).

The only area where the municipality regulates urban design is in the Pine View Valley Development Permit Area as shown on Map 8. The City has had concerns with the large scale nature and visual impact of

multifamily developments in Aberdeen but has addressed this concern through the application of a minimum development size for future multifamily projects rather than through Development Permits. There has been no further pressure for design controls in the area.

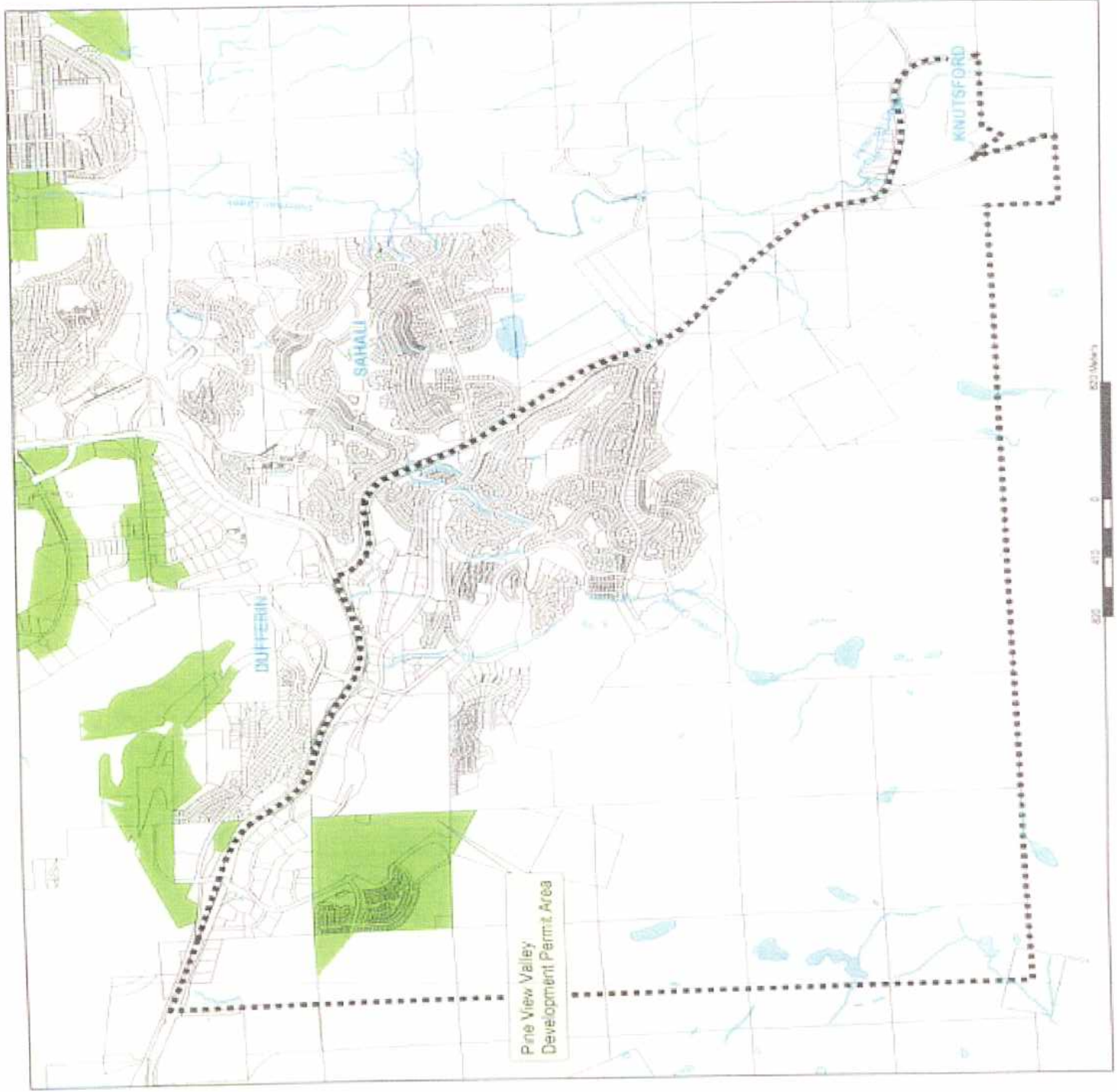
The Aberdeen area, as a hillside neighbourhood provides spectacular views of the Thompson River valleys. Most houses are positioned to take advantage of these views and view opportunities are also available as the road network twists and rises through the neighbourhood. Future development will continue to value view corridors from both private and public spaces. There may be opportunity to integrate view corridor planning into the overall neighbourhood plan.



# Aberdeen Area Plan Development Permit Areas

Map 8

- Development Permit Areas
- Plan Boundary





*old roads provide informal trails through grasslands*

#### 4.4 REGIONAL PLANNING CONTEXT

The Aberdeen Area Plan abuts Electoral Area L of the Thompson Regional District (TNRD). Land use policies for this area of the TNRD are outlined in the TNRD's Kamloops South Official Community Plan (adopted by by-law 1449, July 1996) and the TNRD's Regional Growth Study.

The Regional District's Planning Services Department has provided the following comments regarding planning for the Aberdeen Area.

- Growth increases in the southeast portion of the study area will likely add additional waste management pressure on the TNRD's proposed Knutsford area transfer station.

- Growth and development should be consistent with KAMPLAN and principles of the Region's Regional Growth Strategy (RGS).
- Development will have an impact on transportation patterns and volumes using Long Lake Road and Goose Lake Road.
- Development will increase pressure on internal as well as external rural (Electoral Area "L") farmland/ Agricultural Land Reserve interface.
- Wildfire management/emergency access planning should be integral elements of any further growth planning.
- Growth increases in the southwest portion of the study area will accentuate conflicts with Sugar Loaf Cattle Co. and former Afton Mine Teck Corporation resource extract sites.

## 5.0 TRANSPORTATION

### 5.1 ROAD NETWORK SYSTEM

The Aberdeen road network (Map 9) has evolved in a circuitous pattern while adapting to the hillside environment. Cul-de-sacs have been widely applied to provide development opportunities particularly for low density residential uses.

The resulting road layout impacts the function of the road network by:

- interrupting road connections between neighbourhoods;
- concentrating traffic onto collector and arterial routes; and
- limiting opportunities for rear lanes and the creative design options that are possible when access alternatives are available.

Since most of the Aberdeen area has been developed in the last 20 years, the road network has been constructed to current municipal standards. Standardized road grades, widths, turning radii, and profiles are all evident in the existing road network. This area, for example, is considered a low priority for future pedestrian improvements (Kamloops Pedestrian Master Plan, 2002).

The City has been involved in the Safer City initiative with ICBC and has developed Safer City guidelines for the entire city. A detailed review of the application of these guidelines in the Aberdeen neighbourhood has not been concluded. As part of the concept planning phase of this project there may be an opportunity to review the application of Safer City guidelines in existing neighbourhoods and to ensure the Safer City guidelines are incorporated into the future plans.

Other issues relating to the road network that will need to be addressed include:

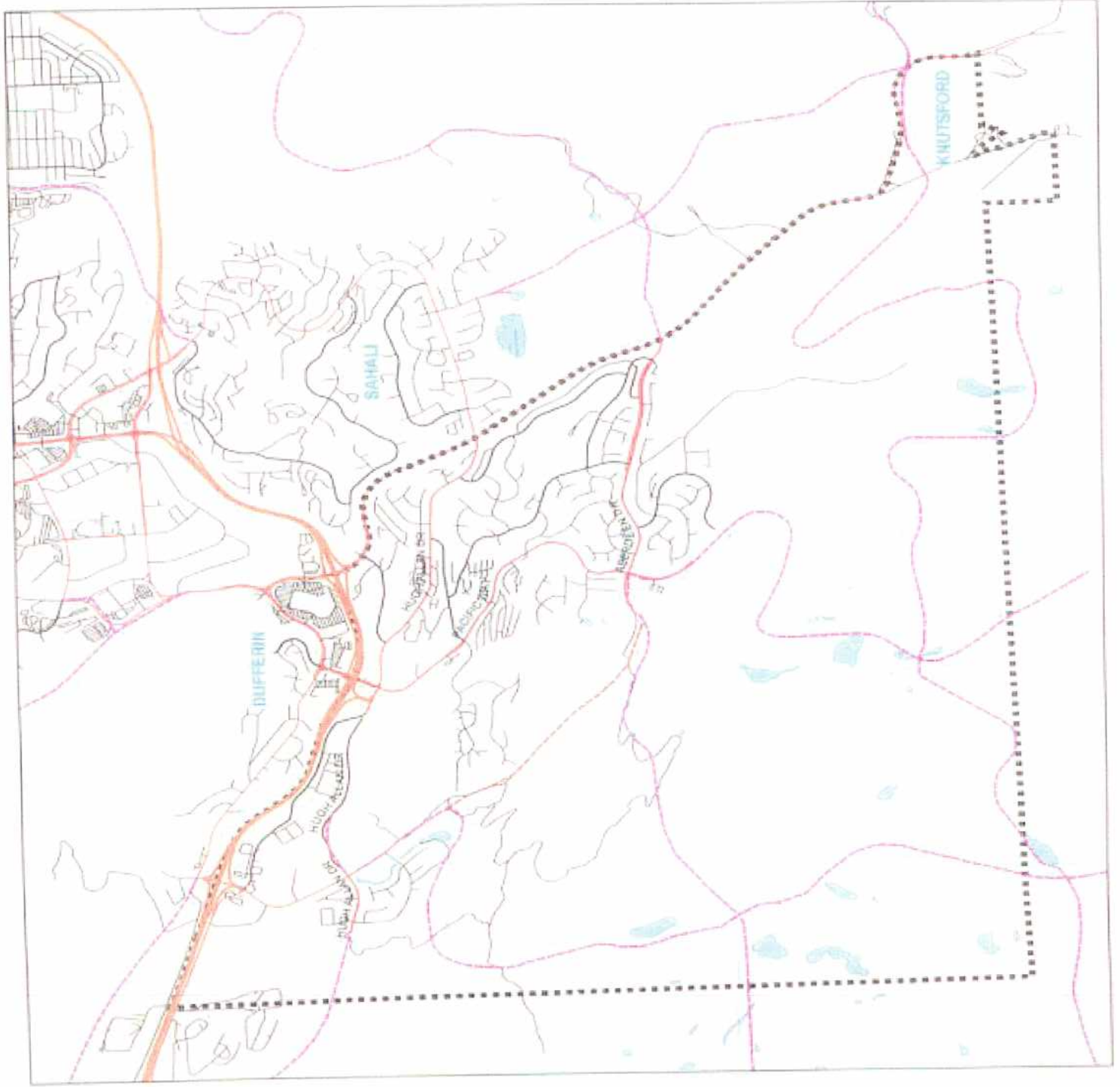
- a future east/west corridor in the southern sector of the plan area.
- future north/south corridor to supplement Aberdeen Drive in the southern sector of the plan area.
- consideration of the future alignment of Aberdeen Drive extension that is currently shown on the Road Network Plan through Coal Hill.
- traffic volumes - the Travel Smart model reviewed traffic impacts for growth projections to 2036 and identified improvements required beyond the plan area. It may be necessary to revisit the model using lower growth projections if the area is built-out at a lower development density.



# Aberdeen Area Plan Road Network System

Map 9

- Arterial Routes - Existing
- Collector Routes - Existing
- Local Routes - Existing
- Highway - Existing
- Arterial Routes - Future
- Collector Routes - Future
- Plan Boundary



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## 5.2 PEDESTRIAN NETWORK SYSTEM

The City of Kamloops prepared a Pedestrian Master Plan in July 2002 that provides both a summary of the recommended improvements and an implementation strategy. This pedestrian planning project was done as a partnership with the City of Kamloops and ICBC and only focused on pedestrian infrastructure associated with the road network system. Pedestrian corridors through natural open space areas and parks were not included in the review.

Pedestrian Master Plan Recommendations for Aberdeen

|                                | <i>Project Length</i> | <i>Priority Status</i> |
|--------------------------------|-----------------------|------------------------|
| Pacific Way - East/West        | 236 m                 | long term              |
| Copperhead Drive - North/South | 127 m                 | short term             |
| Copperhead Drive - North/South | 186 m                 | medium term            |
| Versatile Drive - East/West    | 418 m                 | short term             |

Relative to other areas of the City, Aberdeen is well served with pedestrian facilities, particularly along arterials (e.g. Pacific Way and Aberdeen Drive - sidewalks on both sides) and collectors (e.g. Rogers Way, Howe Road and Van Horne Drive - sidewalks on one side). There has also been local area planning of pedestrian safety and service levels at Aberdeen Elementary School through an ICBC sponsored Safer City project.

Pedestrians also rely on a series of trails through the Open Space corridors that link different development enclaves of the Aberdeen neighbourhood. These paths are often located in steep gullies that are part of the storm drainage network. The Aberdeen Area will also see development of additional pedestrian corridors along future extensions of the road network.

Concept planning in Aberdeen may provide an opportunity to examine the relation between formal (sidewalks) and informal (trails) components of the pedestrian network.

## 5.3 BICYCLE NETWORK

The Kamloops Bicycle Plan focuses bicycle routes on arterial and collector roads as these are the most direct and continuous routes through the neighbourhood. The Plan recommends only minor improvements to bicycle network and these are recognized as a long term priority.

Not considered within this Kamloops Bicycle Plan are the kilometres of off-road terrain, particularly in the Coal Hill area, that are used for mountain biking. Some of these routes, such as the trails between Pine View Valley and the Aberdeen Hills Golf Links, connect important segments of the bicycle network to other off-road areas of the City (e.g. Kenna Cartwright Park).

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#### 5.4 PUBLIC TRANSIT

The bus routes in the Aberdeen area are located on major arterials and collectors to provide highly accessible and relatively direct routes wherever possible. The neighbourhood has a high rate of car ownership, and a relatively low demand for transit services. This is reflected in bus services that are scheduled every half hour and the provision of only basic transit stop amenities throughout the plan area.

## 6.0 INFRASTRUCTURE

### 6.1 WATER SUPPLY

Primary components of the water system servicing the Aberdeen area are illustrated on Map 10. Water is supplied to the plan area by a 600mm supply main on Summit Drive which operates at 2480 Zone pressure. Referring to Map 10, existing water service pressure zones in the Aberdeen area comprise:

- 2575 Zone - supplied by pumps in the Hugh Allan Drive Booster Station (Booster Station 4).
- 2770 Zone - there are two separately supplied 2770 Zone reservoirs in the plan area. The West 2770 Zone reservoir services the Pine View Valley area and is supplied by a booster station at the West 2480 Reservoir. The 2770 Reservoir located south in the Hugh Allan Drive pump station no. 4.
- 2965 Zone - currently only exists in the eastern portion of the planning area. Water is supplied to the 2965 Zone from the East 2770 Reservoir.

New development areas in the Aberdeen area to the south and west of existing development comprise higher elevation lands and therefore require additional pressure zones. Background reports indicate the construction of at least 2 additional pressure zones; 3350 and 3550 zones, as being necessary to service population growth in the Aberdeen area. The 3550 Reservoir would be located at the top of Coal Hill.

The southwest sector water supply system up to and including 600mm water supply main on Hugh Allan Drive and Booster Station 4 were constructed in the late 1970's. Background reports indicate that the southwest sector supply system was designed for a population of about 43,000 in the sector including Sahali, Dufferin and Aberdeen area. Per capita water demands through water conservation programs by the City have been decreasing since the mid 1980's therefore the stated 43,000 population equivalent design capacity of the southwest sector water system is considered to be conservative.

Water supply is not considered to represent a development constraint from the perspective of available capacity in the Aberdeen Plan area.

### 6.2 SANITARY SEWER SYSTEM

Trunk or principal sanitary sewers servicing the Aberdeen Plan Area are illustrated schematically on Map 11. Wastewater from the Aberdeen area is collected to the intersection of Highway No. 5A and the Trans Canada Highway from which point there is a 600mm gravity sewer (Aberdeen Trunk) to Mission Flats Road. At the intersection of Highway 5A and the Trans Canada Highway, the Aberdeen Trunk sewer "splits" into:

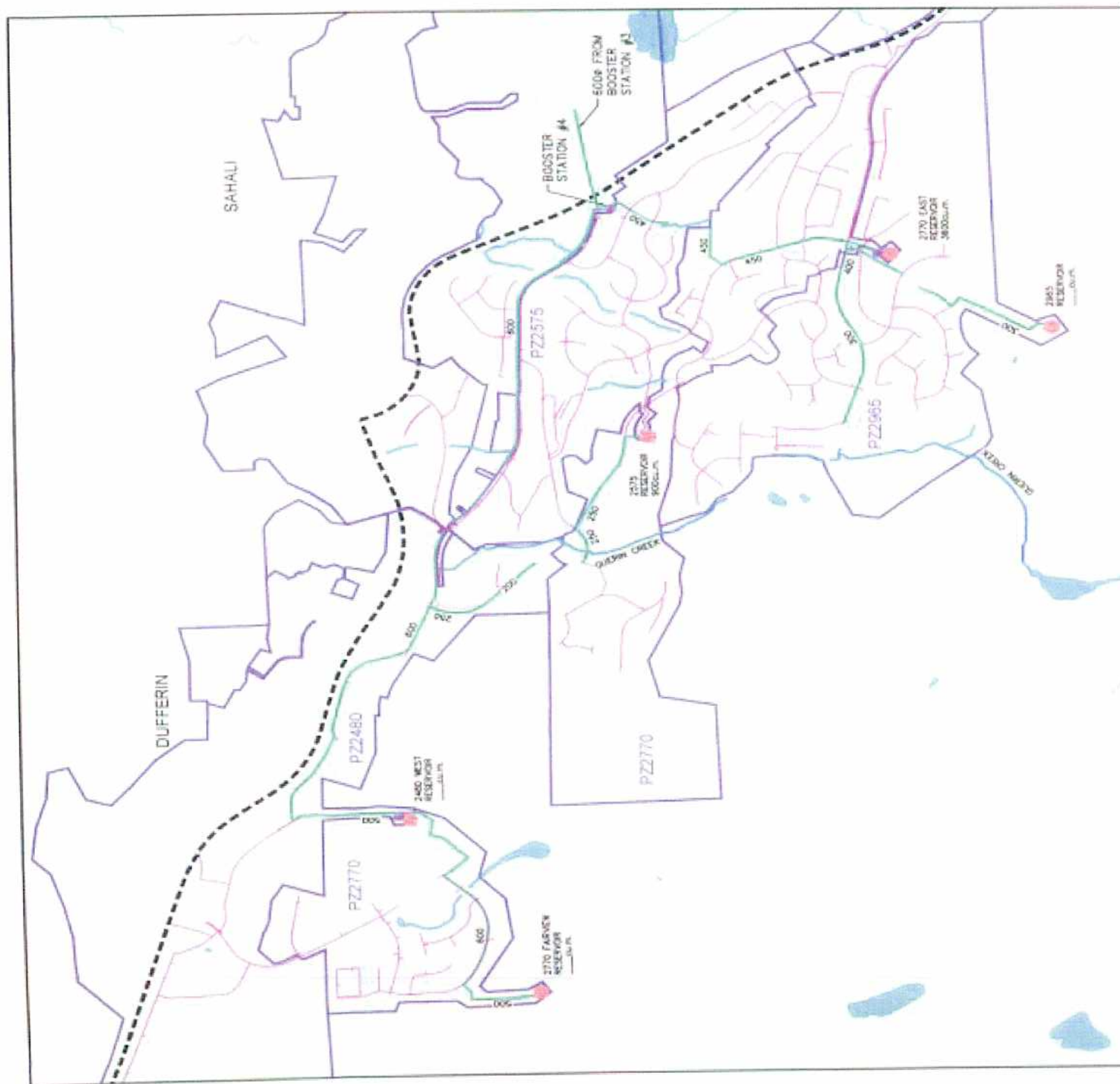
- a 350mm gravity sewer west through Dufferin crossing the Trans Canada Highway in the



# Aberdeen Area Plan

## Water System

Map 10



Scale 115.000

There are known areas of marginal ground stability within the existing developed area of Aberdeen. To maintain acceptable factors of safety against slope instability the city has constructed and operates groundwater dewatering pumps in localized areas in the core of the existing developed area of Aberdeen. Slope stability issues in the Aberdeen area require that stormwater is collected efficiently by piped systems and discharged to systems which will convey the stormwater out of the area.

Stormwater management practices described in the Stormwater Planning Guidebook published by the Province in 2001 recommend systems which collect, detain and infiltrate stormwater to the greatest extent practical. Recognizing known slope stability issues in the Aberdeen Area, stormwater detention for infiltration is not a realistic option.

Stormwater management may be an infrastructure constraint to new development in the Aberdeen area. Slope stability requires stormwater to be collected and conveyed out of the plan area. Adequate "downstream" capacity of stormwater infrastructure is on this basis essential for new development.

Versatile area to ultimately service the Pine View Valley area.

- a 400mm gravity sewer south to the Aberdeen area which itself splits into 400mm and 300mm trunk sewers east and west on Rogers Way.

A report dated April 2003 prepared by Urban Systems Ltd., presents the results of a comprehensive modeling study of all trunk sewers in the southwest sector area including trunk sewers servicing the Aberdeen Area as illustrated on Map 11. This modeling study considered population growth in the Aberdeen area extending from the extent of existing development to the boundary line approximately illustrated on Map 11. Population projections utilized in the southwest sector area sanitary sewer system modeling study are summarized following:

- Pine View Valley Area contributing to Sanitary Sewers in Versatile area -  
Total Future Population - 3325
- South and West of Aberdeen Drive and Pacific Way contributing to Existing Sanitary Trunk on Pacific Way -  
Total Future Population - 5111
- South of Aberdeen Drive contributing to Existing Trunk Sewers on Aberdeen Drive then to Van Horne and Sifton -  
Total Future Population - 2328

Total Future Population for Plan Area - 10,764

The total future population of 10,764 utilized for the sanitary sewer model study exceeds the horizon population for this area plan.

The Sanitary Sewer Model study by Urban Systems Ltd. for the Aberdeen Plan area concluded that population growth of 10,764 can be accommodated in the Aberdeen area without major upgrades to the sanitary sewer collection system. Flow splitting between sanitary sewers on Van Horne Drive and Sifton Lane will be necessary to service anticipated development south of Aberdeen Drive and east of Pacific Way. Subject to flow monitoring, relatively short segments of 250mm sanitary sewer on St. Andrews Way may have to be upgraded to 380mm pipe consistent with other segments of this trunk sewer system.

In general, it is appropriate to conclude that sanitary sewer collection system capacity is not a significant infrastructure constraint in the Aberdeen Plan Area.

### 6.3 STORMWATER MANAGEMENT

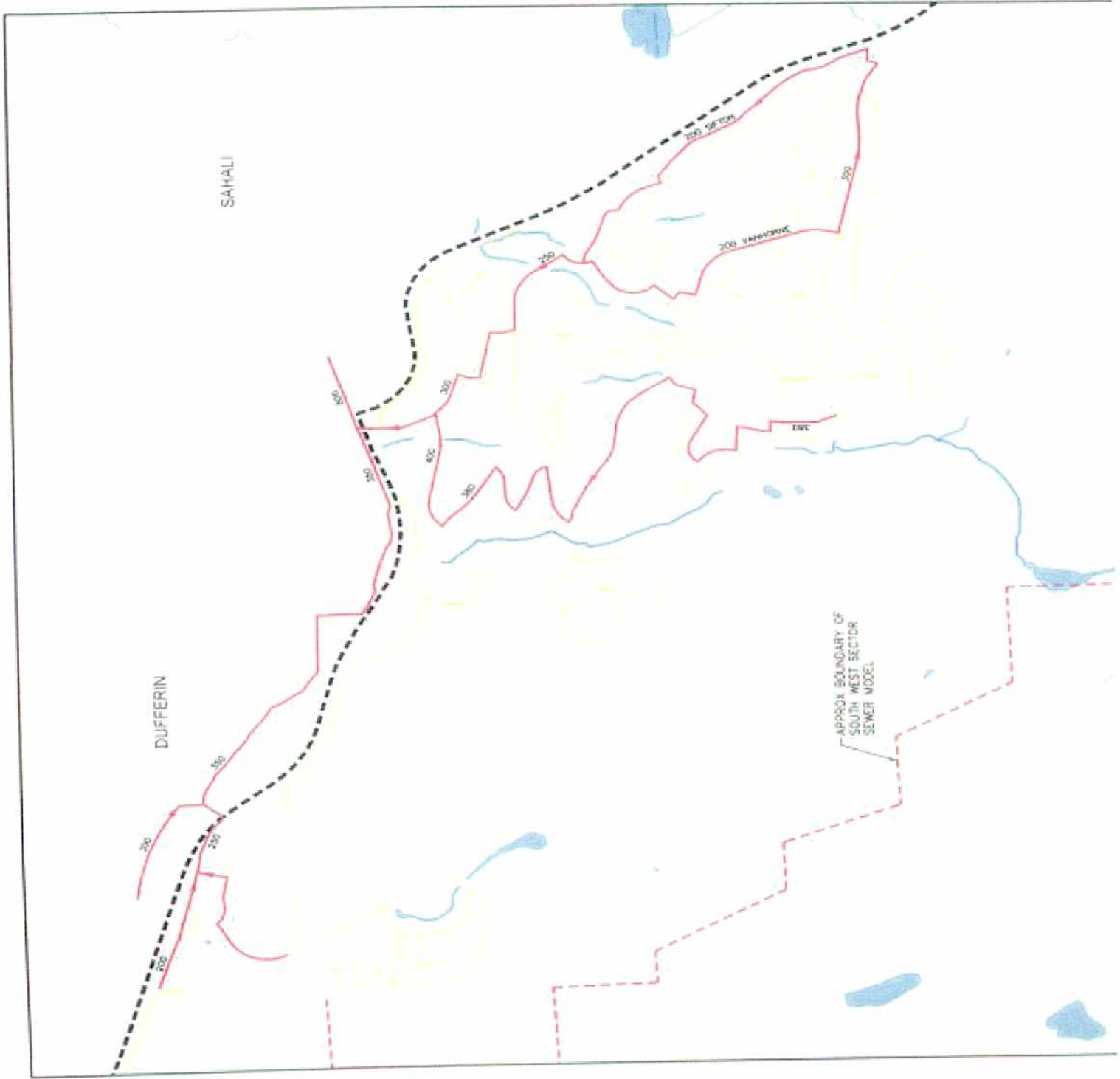
Principal stormwater management infrastructure servicing the Aberdeen area are illustrated on Map 12. Stormwater management in the Aberdeen area has involved localized piped systems discharging to natural drainage courses. These natural drainage courses flow out of the planning area to the north and east.

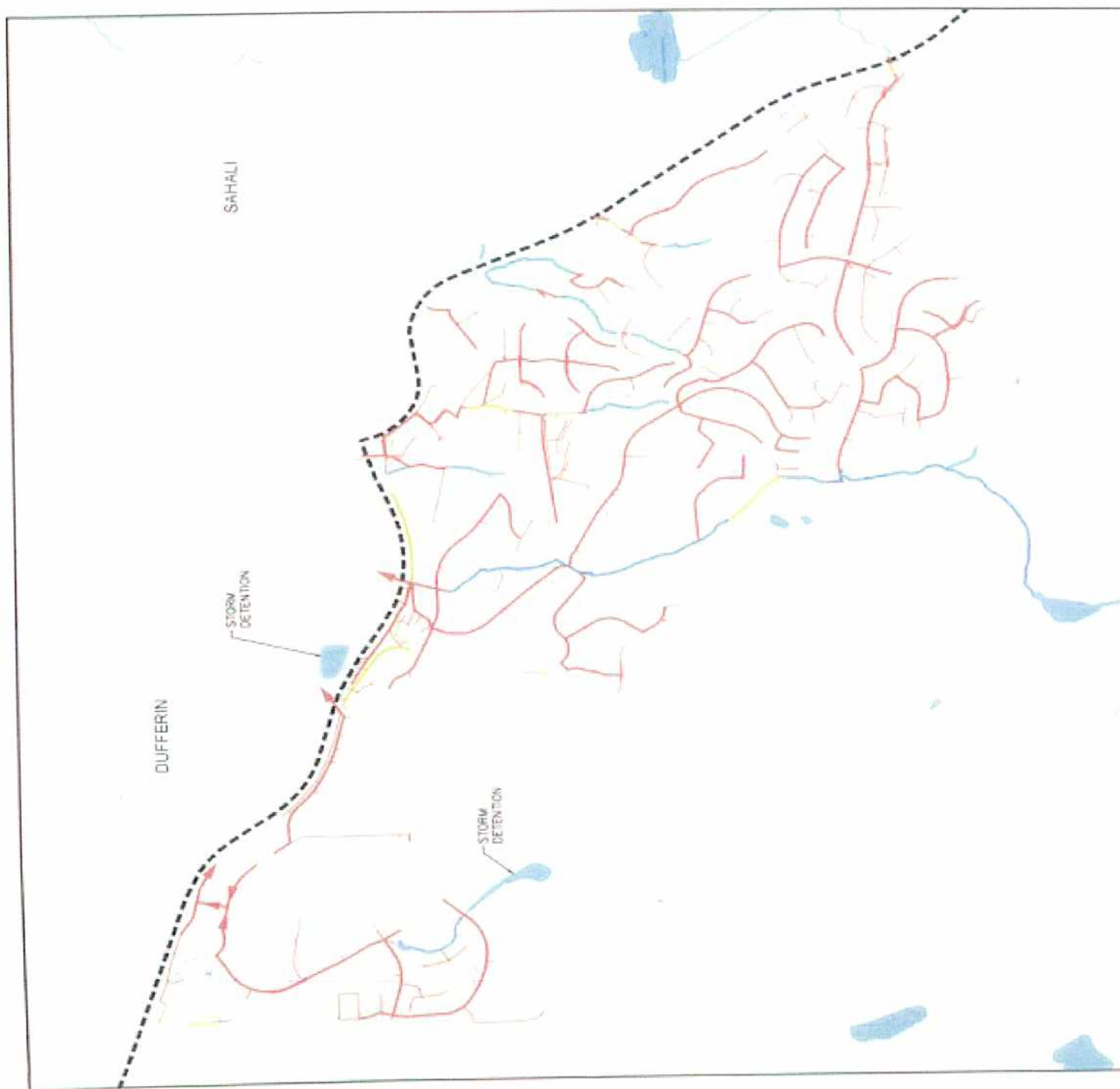
Stormwater infrastructure in the Pine View Valley comprises local piped storm sewer systems, local stormwater detention and rate controlled discharge to pipe systems on Copperhead Drive and open channel systems in the Trans Canada Highway corridor.



# Aberdeen Area Plan Sanitary Sewer System Map 11

- Plan Boundary
- Trunk Gravity Sewer - size noted
- Local Gravity Sewer - 24" or less in size





**REVERD**



Sanford J. Shick

TRUE



*Aberdeen Hills park on Hugh Allan Drive*

## 7.0 COMMUNITY & RECREATION FACILITIES & SERVICES

### 7.1 PARKS AND RECREATION

The 1982 planning for the Aberdeen Area recognized the importance of parks and open space designations and recommended the following.

- parks and open space areas should be provided in accordance with the standards set by the City. KAMPLAN specifies the following size standards:
  - neighbourhood parks - 2 ha of level land (2.8 ha with elementary school)
  - district parks - 8 a with 5 ha of level land (8 ha with secondary school)
- neighbourhood parks should be developed jointly as a neighbourhood basis and be centrally located within convenient walking distance. Eight joint use neighbourhood park/elementary school sites were proposed.
- specific locations for neighbourhood parks should be determined at the neighbourhood planning stage.
- the demand for District parks was determined using criteria of one park for a population ranging from 15,000-25,000. Two District parks were recommended: one at Pacific Way and the second in the vicinity of Loch Aberdeen.
- unique recreation facilities are required to enhance recreation opportunities in the Aberdeen neighbourhood. Two opportunities were identified in the plan.
  - Coal Hill downhill skill development
  - Loch Aberdeen - lake-park development
- an open space plan will need to be developed to link land uses through a series of recreation/open space corridors and to address open space.
- additional parkland dedication will be required as development proceeds in Aberdeen. Parkland dedication should be consistent with KAMPLAN policies. As well, a comprehensive park and open space plan should be developed for the neighbourhood.
- to address such issues as the development of open space corridors and the future of unique natural features such as Coal Hill and Loch Aberdeen.
- recreation opportunities exist on both private (city parks) and public (Aberdeen Golf Course) facilities.

## Aberdeen Area Park Inventory

- Pacific Way - competitive athletic and playing fields

## Neighbourhood Parks

- Hugh Allan Park - playgrounds
- Aberdeen Hills Park - passive landscaped parks
- Sifton Loop Trail
- Aberdeen Elementary - athletic and playing fields
- Pacific Way Elementary

## Natural Areas

- Open space areas - trails, drainage courses, natural buffer between neighbourhoods

## 7.2 SCHOOLS

Registration in Kamloops schools has been steadily declining over the last 6 years at an average rate of 4% per year. During this same period school attendance in Aberdeen has been steadily increasing, there is available capacity to handle additional students in all area schools.

The decision to construct a new school is based on a number of factors, including enrolment capacity, distance from schools and the size of the catchment area. It is

expected that this area will require additional schools as future growth materializes. Siting of the school should be consistent with KAMPLAN policies. The location of a secondary school will be a decision to be considered with the larger southwest sector.

## 7.3 COMMUNITY FACILITIES

The community facilities located in Aberdeen are limited to the community room in Aberdeen Elementary. This facility provides required meeting and activity space for many community groups. Generally, new facilities are established in response to a request for facilities. The Parks and Recreation Department has indicated that there is no new demand for facilities and the existing community centre is handling neighbourhood demand. Community groups are also able to use school facilities outside of school hours. For example, the gymnasium in Pacific Way Elementary has been built with high ceilings to accommodate the Kamloops Badminton Club.

If additional community facilities are required for Aberdeen, the KAMPLAN policies and the principles of new urbanism suggest building new facilities to create a focal point of activity.

## 7.4 PROTECTIVE SERVICES

The Aberdeen Area will require a new Fire Hall within the next five years located in the southern portion of the plan area. There is opportunity to construct this facility so as to complement a development node as well as meeting all servicing and design standards for Fire Halls.

The Aberdeen Area receives police services dispatched from the main RCMP detachment office in the City Centre.

KAMPLAN encourages the application of CPTED (Crime Prevention Through Environmental Design) principles in all neighbourhoods. There has been limited opportunity to apply CPTED principles in Aberdeen because site design evaluation are not typically part of the development approval process for single family neighbourhoods.

## 7.5 SOCIAL SERVICES

Social services in the Aberdeen neighbourhood are primarily focused on families with children. There are numerous day cares but services such as affordable housing tend to be located in other areas of the city.

The recent opening of a market housing project for seniors on Hugh Allan Drive has added diversity to the supply of services in Aberdeen.

## 8.0 ENVIRONMENTAL ISSUES

### 8.1 GROUNDWATER

As stated in the Introduction, the City is committed to addressing the potentiality of groundwater issues prior to proceeding with any detailed planning for the Aberdeen neighbourhood. Golder Associates has been contracted to undertake a groundwater study for the plan area and this project will be held at Phase I - Background Analysis until such time as detailed modeling is complete and the City has evaluated this research.

### 8.2 SLOPE ANALYSIS

KAMPLAN regards lands in excess of 25 percent has hazard lands where mitigative measures may be required. Map 13 provides a slope analysis and indicates areas where development may be managed through development guidelines.

Table 5 Special Development Areas are slopes greater than 25%. Given this high ratio of hazard lands it may be necessary to consider hillside development standards that can sensitively integrate development initiatives.

### 8.3 FIRE HAZARD

Map 14 presents the KAMPLAN provides designations for Fire Risk. High Fire Risk areas are located on the periphery of the developed areas and within the developed area in open space corridors. Ongoing maintenance of risk areas within the developed area is required. As well, it is necessary to carefully plan the interface areas. The fire risk areas should also be reviewed on a neighbourhood planning scale.



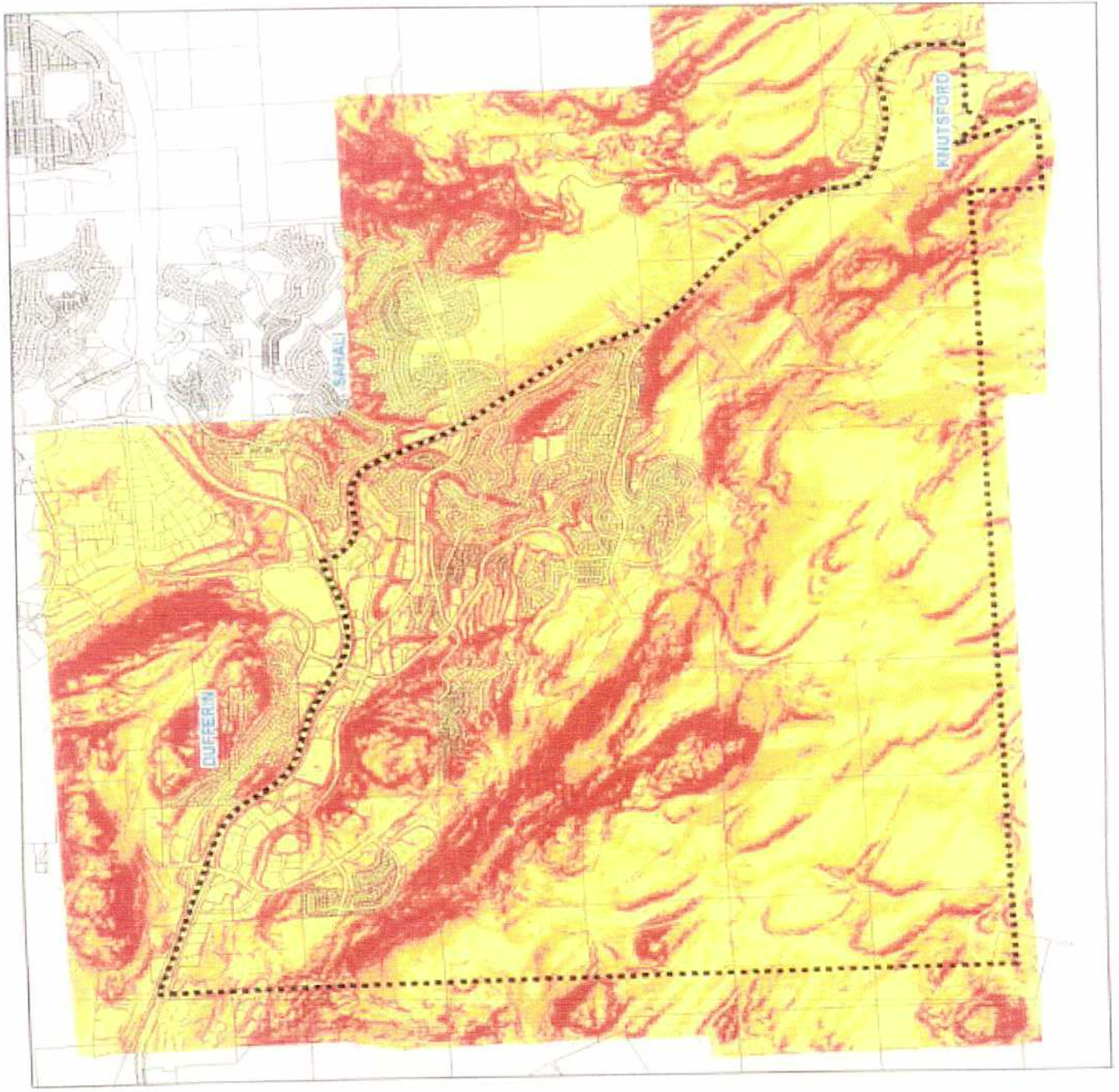
*Pine View Valley residential area is located in a High Fire Risk area.*



# Aberdeen Area Plan

## Slope Analysis

Map 13





# Aberdeen Area Plan Hazard Lands

Map 14

- Slopes in Excess of 25 Percent
- Extreme Fire Risk
- High Fire Risk
- Plan Boundary



1:25,000

Map Produced September 13, 2004

